the Exchange

Eastern Washington

August 13-19, 2026

BUY - SELL

Classified Ad Deadline: Wednesday 1pm

509-922-3456 Call/Text I 5111 E. Trent Avenue, Spokane I www.PacificNW.Exchange VOL. XLVI NO. 1 I ***FREE!***

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SPOKANE'S BEST PET SITTER
Local, trusted, professional, in home pet care since 2017, hundreds of online reviews! Serving Spokane, Spokane Valley, Liberty Lake, Airway Heights & Post Falls. Call 509-242-8700 or visit SpokanesBestPetSitter.com today!

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Installations/ Repairs, Carpentry, Remodel, Mounting, Shelving, Decks, Storage, Drywall, Tile, Maintenance, Fences, Painting, Aging in Place, Ramps. Lic# HANDYCS752PF, Bonded, Insured, Background Checked, Call 509-267-1030, Text 509-588-0093

NEED A NEW ROOF? CALL NOW!
T&T Properties & Contracting specializes in metal, composition, tile & wood roofing & re-roofing, also flat roofs, TPO & rubber. We work year round! Residential, commercial, new construction. Mention this ad for $200 off. Free estimates! Lic. #TTPRO-P1813NT. Call or text, 509-481-1707 Spokane

TWO FREIGHT RAIL BOX CARS
Steel with original wood floors. Used for dry food storage on Railway in Pacific Northwest. Trackless, they sit on original steel beams on flat ground with steel rims for easy removal. No water damage & air tight seals, no leaks or mold. One has dome raised roof, could stack for higher use applications to live & work. Large sliding side doors as well as man door with design application. Steel room dividers as options for endless design possibilities. You move from OldTown Idaho to your site. 12' high center floor to ceiling, 10' wide x 50' long in length. Crane available for hire in area. Excellent instant safe shelter or creative work/ live retail space! Available now, see to appreciate. Will accept best offer & you move as soon as possible to your property. For more details & to view, call or text, 509-263-9100

MINI PIGS MAKE GREAT PETS
$100 each or two for $150. Also, have bigger meat pigs for $100 each. Please call 509-980-4446 or 509-980-4026 Kahlotus

COUNTRY RETREAT ON NEARLY 20 ACRES, 2 PARCELS
2,952 sq. ft. home with 5 bedrooms, 2 bathrooms, formal living room & two family rooms. Amenities include: seller owned solar panel system, exterior electronic sunshades, fireplace, sauna, water softener, underground sprinklers, pergola, greenhouse, chicken coop, irrigated garden area, playground, & charming "She Shed". A 30X60' shop with loft, & 12x48' lean-to. Conveniently located near several lakes, Fairchild AFB, & I-90. 7608 W Welcome Rd, Medical Lake. Offered at $749,900. Eric Etzel, 509-995-2833, Choice Realty

REVERSE MORTGAGE
A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

BRITISH CATS ARE SEEKING NEW HOMES
They are friendly with both adults & children, litter trained, healthy, vaccinated & dewormed, $250. Call or text, 425-772-6434 Soap Lake

MADE TO SHINE CLEANING
Delighted to be serving the greater Deer Park, Spokane & surrounding areas. Standard & deep cleaning, move in & out, medical, commercial & home cleaning needs. Licensed, please feel free to call anytime for more information & estimate, 509-821-2722

15 ACRE RANCH PROPERTY IN NEWPORT FOR RENT
3 bedroom, 2 bath home, open floor plan, large windows, sweeping views, private ponds & lush greenery. Separate in-law suite in the garage with living area, kitchenette & bathroom. Large 55x32' barn ideal for livestock, also has a bunkhouse, garden with orchard. Pets okay, $2500 month. Call Frank, 208-313-4768

SITUATED ON ELOIKA LAKE'S WEST SHORE
Open house Sunday, August 16, 12pm-3pm, located at 41404 N Perry Rd, Deer Park. This impressive estate offers 546' of primary waterfront on 18+acres. Expansive custom home with panoramic lake views. Open floor plan, the great room has soaring 20'ceilings, large dining & island kitchen. Main floor bath, laundry, & Primary suite with 5 piece bath & walk-in closet. Custom railings & cypress steps lead to the sitting room/ office & 2nd bed with balcony plus 5 piece bath. Walkout basement features 9' ceilings, family room, 2nd kitchen with laundry, 3/4 bath, guest room & large covered patio. Insulated 48x50' shop & 36x36' insulated, heated garage with drain. Starlink service. Offered at $1,950,000. Bill Davis 509-701-1793, Home Lake & Land Real Estate

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GARAGE/ ESTATE SALES, EVENTS & AUCTIONS

FOUR FAMILY HUGE YARD/ ESTATE DOWNSIZING SALE

Friday, August 14 through Sunday, August 16, 9am-4pm. Yard sale is located at the intersection of Smola & Red Marble Road, Chewelah. There will be large signs from Highway 395. Hercules Power grill shell, Whizz bumper screw jack, horse hames, antique wood planes, fasteners, tools, antique barrel cart, antique air compressors, scaffolding, large cement mixer for truck, old railroad signal lights, industrial light poles, some farm equipment, building, truck tool box, some fishing gear & household. We will be pulling items out & running sales for the next 4 weeks. Several barns & sheds to go through!

GOLD & SILVER COINS

Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

BUYING ESTATE CONTENTS

www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

SPOKANE VALLEY ESTATE SALE

Friday to Sunday, August 14, 15 & 16, 9am-5pm. 1814 N. Meadows Place, Spokane Valley. Collectibles, furniture, tools, Yamaha Clavinova electric piano, kitchen items & small appliances, Fred Machetanz lithographs, Lladro figurines. Call or text, 702-480-3515

ESTATE SALE BY JULIE

Friday, August 14 & Saturday, August 15, 8am-3pm, Saturday only, large items half price & fill a bag for $10. 2717 S Raymond Rd, Spokane Valley. House, garage, shed, & large shop! Generator, tools, lots of lumber & scrap wood, yard tools, flower pots, camping supplies, greenhouse, composters, wire fencing, patio furniture, large sewing room with sewing notions, fabric, & lots of patterns, beads for jewelry or craft making, unique bedroom furniture, washer, plants, bicycles, full kitchen, furniture, barstools, lots of designer clothing & too much to list!

FINCH ARBORETUM AREA ESTATE SALE

Friday & Saturday, August 14 & 15, 9am-4pm. 3027 W. 22nd Avenue, Spokane. This home is over 3,000 sq.-ft., with three levels stuffed, plus a garage! The same family has been here for 50 years so there are lots of treasures. Plenty of mid-Century decor, glass, furniture, clothing & art. Lots of brass animals, tons of Christmas, beds, chairs, lamps, couches, dressers, dining room tables, buffet & more. Tools, hundreds of DVDs, hunting & fishing, bird dog sports, china & dishes, sewing, too much to list! Come see us! Pictures & more information at www.AudrisAttic.com

ESTATE SALE IN STATELINE, IDAHO

Final days Friday, August 14, Saturday, August 15 & Sunday, August 16, starting at 11am. 6105 W. Seltice Way, Stateline, next to Cruiser's Bar. Antiques, collectables & good used household items, up to 50% off & more! Outside, cash only $2 dollar tables, bring boxes or totes to fill

ST. MARIES, IDAHO ESTATE SALE

Friday, August 14, 9am-3pm; Saturday, August 15, 9am-3pm & Sunday, August 16, 10am-3pm. 2800 St. Joe River Road. 2.8 miles up the river across from Misty Meadows campground. Sterling silver flatware, beautiful antique furniture, Montana wood carved coffee table, large old tobacco display cabinet, portable water pump, old & new books, lots of glassware including uraninum glass, oil lamps, pottery, vintage cookie jars, cast iron, crocks, old hand stitched quilts, large metal wheels, large cotton gin/ grain sorter, tractor, hay mower & brush cutter, tools & tools chests, folding boat, fishing pools & flys, miscellaneous household, treasures behind every door. Cash only, please bring help for loading. For more information, call Maureen, 208-582-1645; Merri Jo, 208-582-0203 or Dale 406-925-2786

HEARTFELT GRATITUDE TO OVER THE MOON RELICS STORE FAMILY

Collectors. To show our thanks, check our social media for a special coupon as a token of our appreciation. Please know that your kindness has been a wonderful source of comfort for us during this time of loss. We look forward to continuing to share our love of collector items, old & new, with each of you. We will be closed from Wednesday, August 12 through Tuesday, August 18. Additionally, we will be closing early on August 22 for a much needed joyous celebration. We appreciate your understanding & support during this time, & we look forward to welcoming you back in the shop on Wednesday, August 19! 604 W. Garland Avenue, Spokane. 509-998-7660

RELIC ESTATE COMPANY SALE

Northside Spokane Estate Sale across from Pattersons North, 11126 N. Mayfair, Spokane 99218. Friday, August 14 & Saturday, August 15, 9am-3pm; Sunday, August 16, 9am-Noon. We accept most credit cards, debit cards, Google Pay, Cash App, most digital payment apps. We do not accept Venmo or checks. This sale has a variety for the sports enthusiast, items from the 1960's to current. For the sportsperson there are Baseball Cards, signed Globe Trotter Basketball, signed Gonzaga cap, Gonzaga apparel, Adam Morrison jersey, Kevin Pangos jersey, Nebraska Cornhuskers apparel, Dallas Cowboy items, marbles, Bakugans, vintage Legos, vintage cake molds & much more to see. Vintage Christmas, Halloween & Easter Decor along with all seasons decor. Games, vintage toys, Star Wars, Poke Mon cards, DVDs, CDs, vintage children's books, Halloween costumes, Precious Moments collections, inflatable floaters, boy's bike, Star War figurines, stuffed toys & a bunch more children's items. Living room furniture, coffee table, King size bed frame, vintage French Provincial children's bed set, Frigidaire fridge/ freezer, vintage Home-Crest Siesta lounge chairs & patio chair, lawn decor, lawn shepherd hooks, vacuums, carpet cleaner, vintage picnic basket in the box, like new Pontiac wheel covers, & much more to mention! Come & see for yourself!

THE OWENS GALLERY MULIT-ESTATE SALE

Our new location, 1514 S. Flint Rd, Airway Heights. The Triumph Building off Hwy 2 next to the Rusty Moose. Thursday & Friday, August 13 & 14, 9am-3pm. The Gallery is overwhelmingly overloaded! We are unloading truck after truck of quality estate personal property, plus the continuation of other Lifetime Estate Collections. Please view 100 photos at www.-OwensAuction.com. An unbelievable collection of goodies, priced & ready to sell. An endless shopping adventure! "Tools/ Tools" Rockwell Metal Lathe, Horizontal Band Saws, Miller & Thermal Arc Welder, Oxy-Acetylene, WT Drill Press, Air Compressors, Tool Chests, Bench Grinders, Big Red Hydraulic Press. Craftsman Combo Sander, Hand & Power Tools, Ladders, WEN Log Splitter, Super Handy Elec Power Cart, Job Box, Shop Cabinets & More. Amazing Selection of Quality Furniture, Furnishings, Home Decor, Leather, Antiques/ Collectibles. Fine Art, Neon Beer Signs, 1940's Mills Slot Machines, Mirrors, & Advertising. Seeburg Select-o-Matic 100 Juke Box, Antique Microscopes, Yamaha Disklavier, Lladro Collection, Brass & Copper, Dolls, Lionel "O" gauge trains, Carnival Glass, Murano, Tiffany Style Lamps, Burled Root Furniture, Stickley, Patio, Art Glass, Majolica, Spode, Bronze Sculptures, Cast Iron Parlor Stoves, more Gold & Silver Jewelry, more coins, China/ Porcelain, Glassware, Waterford. Loads of Sports, Clocks, More Art than anywhere in the Inland Empire! Books, Phonographs, Radios, More Tools, Snowblowers, Industrial Meat Slicers, Cider Press, Records. Samsung Front Load & ASKO Quatro washer/dryer, Kayak, Kenmore & Whirlpool Freezers, Iron Patio Furniture, Fishing/ Camping, More Carpets, Asian, Display Cases, Vintage Movie Posters, More Taxidermy, Wool Blankets, Books, Western Art, Ethnic Collection, Soapstone, Cloisonne, Trade Beads, Fur Coats. Over 10,000 sq.ft. of quality estate personal property. We have added more & more, with loads of surprises. Questions call 509-891-9935

SALES & AUCTION INDEX

SALES & EVENTS

August 13 & 14, 9am-3pm	The Owens Gallery Bigger & Bigger Estate Spectacular	1514 S. Flint, Airway Heights
August 14, 9am-1pm	Spokane Valley Yard Sale, One Day Only!	1419 N. Lewis Road, Spokane Valley
August 14 & 15, 8am-3pm	Estate Sale by Julie	2717 S. Raymond Road, Spokane Valley
August 14 & 15, 9am-5pm	Tech Company Out of Business!	3303 E. Ferry Avenue, Spokane
August 14 & 15, 9am-4pm	Finch Arboretum Area Estate Sale	3027 W. 22nd Avenue, Spokane
August 14 & 15, 9am-2pm	South Hill Garage Sale	3015 E. 62nd Avenue, Spokane
August 14 & 15, 9am-3pm & August 16, 9am-12pm	Relic Estate Company Sale	11126 N. Mayfair, Spokane
August, 14, 15, & 16, 9am-5pm	Spokane Valley Estate Sale	1814 N. Meadows Place, Spokane Valley
August 14, 15, & 16, 9am-5pm	Large East Wenatchee Yard Sale	3661 NW Cascade, East Wenatchee
August 14, 15, & 16, 9am-4pm	Four Family Huge Yard/ Estate Downsizing Sale	Intersection of Smola & Red Marble Road, Chewelah
August 14 & 15, 9am-3pm & August 16, 10am-3pm	St. Maries, Idaho Estate Sale	2800 St. Joe River Road, St Maries
August 14, 15, & 16, 11am	Estate Sale in Stateline Idaho	6105 W. Seltice Way, Stateline
August 15, 8am-3pm	Clarkston Yard Sale	505 12th Street, Clarkston
August 15, 12pm-5pm	Takesa Village Coop Flea Market & Silent Auction	11705 N. Wilson Street, Mead

AUCTIONS

August 13, 9am	Online	PRO-TOW Vehicle Auction	auction.pro-tow.com
August 14, 10am	Dryden	Abandoned Vehicle Auction	8410 Main Street
August 17, 12pm	Wenatchee	Randy's Towing Vehicle Auction	353 Malaga-Alcoa Hwy
August 19, 12pm	Spokane	Nelson's Towing Auction	808 E. Houston Avenue
August 20, 2pm	Spokane	Vehicle Auction by Bulldog Towing LLC	4727 N. Myrtle Street
August 21-August 26	Online	Auction Northwest LLC Online Auction	AuctionNorthwestLLC.HiBid.com
August 22, 8am	Medical Lake	Owen's Auction Equipment & Tool Estate Auction	3511 N. Brooks Rd
August 25, 3pm	Othello	J1 Towing Auction	1980 S. Broadway Avenue

CLIP & SAVE • PRINT ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-998-3231**
5111 E. Trent Ave. Spokane, WA 99212

GARAGE/ ESTATE SALES & EVENTS

SOUTH HILL GARAGE SALE
Friday & Saturday, August 14 & 15 from 9am-2pm, 3015 E. 62nd Avenue off South Regal, Spokane. Eclectic assortment! Including baskets, bird cages, bottles, vintage goods, didgeridoo, Buddha, Mexican mass. Some pottery & artwork by local artists & others, Schwinn Recument exercise bike, garden goods, Christmas decor & so much more!

LARGE EAST WENATCHEE YARD SALE
Friday, Saturday & Sunday August 14, 15 & 16, 9am-5pm. 3661 NW Cascade, East Wenatchee. Huge selection of roofing tools, materials, & specialty items. Also, automotive items, pickup truck tires & a few hundred other items, including quart & pint canning jars

TAKESA VILLAGE CO-OP FLEA MARKET & SILENT AUCTION
Saturday, August 15, 12pm-5pm. 11705 N. Wilson Street, Mead 99021. Hundreds of great items to choose from in the clubhouse

ON GOING ESTATE SALE
Woodworking tools, miscellaneous items, 2 new guitars, tree climbing equipment, 2 Thompson 50 caliber Hawken rifles, many accessories, gun stock checkering tools, German made lathe turning tools. Call Richard for appointment, 509-276-0554 Deer Park

FINCH ARBORETUM AREA ESTATE SALE
Friday & Saturday, August 14 & 15, 9am-4pm. 3027 W. 22nd Avenue, Spokane. This home is over 3,000 sq.ft., with three levels stuffed, plus a garage! The same family has been here for 50 years so there are lots of treasures. Plenty of mid-Century decor, glass, furniture, clothing & art. Lots of brass animals, tons of Christmas, beds, chairs, lamps, couches, dressers, dining room tables, buffet & more. Tools, hundreds of DVDs, hunting & fishing, bird dog sports, china & dishes, sewing, too much to list! Come see us! Pictures & more information at www.AudrisAttic.com

TECH COMPANY OUT OF BUSINESS!
Everything must go! Furniture, equipment, inventory, phone & computer accessories, chargers, bluetooth speakers/ beanies. Don't miss out! Open House Sale, Friday & Saturday, August 14 & 15, 9am-5pm. You haul! 3303 E. Ferry Avenue, Spokane

SPOKANE VALLEY YARD SALE, ONE DAY ONLY!
Friday, August 14, 9am-1pm. 1419 N. Lewis Road, Spokane Valley. Skateboards, silver rings, drum set with cymbals, guitars, cash register, sunglasses, guitar, amps, new ladies dresses, $15; large leather jacket, lots of miscellaneous

WE BUY BOOKS! MODERN TO ANTIQUE
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040. Giant Nerd Books, 607 W. Garland, Spokane

VINTAGE ITEMS ESTATE FURNITURE
Electric recliner sofa, rolling kitchen island, king, queen, double mattress & box sets; 5 piece bedroom group with queen bed, rolling chrome storage racks, log chest of drawers, power lift chair, vintage/ retro armoire chests, dressers nightstands, beds, buffets, tall dressers & TV stands, Ethan Allen 24" wide hardwood cabinet with hutch top, sofa tables, 20 cu.ft. chest freezer, large wood rocker, recliners, bistro set, coffee tables. Visit our store full of ideas today! Red Barn Second Hand, 490 W. 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995

LINCOLN COUNTY FLEA MARKET
Saturday, September 5, 9am,-3pm at the fairgrounds 1601 Morgan Street, Davenport. Food & drinks in the dining hall. Want to be a vendor? Large Indoor & outdoor spaces, $25. Call or text 509-900-7213 lincofleamarket@gmail.com

THE GARLAND TREASURE TROVE HAS SQUISHIES!
Browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

CLAYTON FARMERS MARKET
Every Sunday, 11am-4pm. Clayton Community Fairgrounds. Locally grown, raised & made plants, produced soaps, jewelry, wood items, coffee beans & so much more! Lunch & ice cream available

METRO ECLECTIC'S SUMMER MID-CENTURY SALE
Our big Summer Sale continues this week. Over 5000 sq.ft. of mid-century modern & vintage furniture, lighting, & décor are priced at 10%–70% off including outdoor furniture. If you're updating your style for summer, you'll find unique, authentic mid-century modern, Danish modern, & vintage pieces on sale now. Regular hours: Thursday–Saturday, Noon–5pm, & by appointment. 604 N. Monroe Street, Spokane, across from My Fresh Basket. www.MetroEclectic.com

YOU'LL FIND GREAT LUNCH SPECIALS AT CHINESE GARDENS!
Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

TREASURES GALORE AT DISCOVERY SHOP!
50% off the entire store this Saturday & Sunday, August 15 & 16. Shop for clothing, accessories, housewares, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

NEED CASH? BUYING OLD SILVER DOLLARS & COINS
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

CASH FOR OLD MILITARY SOUVENIRS, POLICE BADGES & INDIAN
Collector buying: old Indian/ Western items, military items from 1776 wars to Vietnam, old wood decoys, old arrowheads & beadwork, JB Lucas art & Harold Balazs artwork, old railroad & metal signs, old Winchester items & spurs, badges, license plates, military memorabilia souvenirs & flight jackets. Wood working, leather working, & blacksmith tools, pokemon & sports cards old sporting goods of all kinds, old barn motorcycles, antiques, heirlooms, jewelry & coins. Thank you to all Veterans who have served now & in the past! Cash today! 509-484-0160 Spokane

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AUCTIONS

VEHICLE AUCTION BY BULLDOG TOWING, LLC.
Thursday, August 20, viewing starts at 1pm, sale starts at 2pm. 4727 N. Myrtle Street, Spokane. 2002 GMC Denali; 1995 Ford F-150; 1995 Toyota Avalon; 2010 Lincoln MKX; 2007 Ford Focus; 2014 Chevy Cruze; 2002 Volkswagen Jetta; 1993 Ford Festiva; 2006 Kia Optima; 1996 Honda Civic; 2011 Ford Fiesta; 2010 Chevy Express Van; 1997 Ford Explorer

BUY AND SELL
With the Exchange. www.PacificNW.exchange

STOCKLAND LIVESTOCK AUCTION
All classes of cattle sell at each sale most Mondays at 11am. Accepting animals on the Sundays preceding sale days, 1505 12th, Davenport. Stocklandlivestock@gmail.com or call 1-800-372-6845, Sale day: 509-725-1101, Kale: 509-703-3981

J1 TOWING AUCTION
Tuesday, August 25. Viewing at 1pm & bidding at 3pm. 1980 S. Broadway Ave, Othello. 1 vehicle to be auctioned. 509-964-6931

LIVE - ON SITE MEDICAL LAKE
OWENS AUCTION
"ESTATE SPECIALISTS"
EQUIPMENT & TOOL ESTATE AUCTION
SATURDAY, AUGUST 22, 9am
Preview: Friday, August 21, 10am-2pm | Saturday, August 22, 8am
LIVE ON-SITE AUCTION
3511 N. BROOKS RD, MEDICAL LAKE
(DEEP CREEK BY FAIRCHILD AFB)
Turn onto S. Christensen Rd. off US Hwy 2
(West of Fairchild AFB); Follow Signs for 4+ miles

***HIGHLIGHTS INCLUDE:**
Yanmar Vio 20 Excavator, John Deere 3320 Tractor, Tcm 700 Series Forklift, Massey-Ferguson 35 Tractor, Toro Timecutter Ss 4225 Riding Lawnmower, Load Trail 22' Flatbed Trailer, Tuff Trailer 17 ½ Flatbed Trailer, Kifco E110 Solar-Powered Water Reel.

Implements: Agric Hfmj55 Tiller, John Deere Snowblower Attachment, Bad Boy Back Blade, Big Bee Brush Mower, Drag Harrow, Tractor Forks.

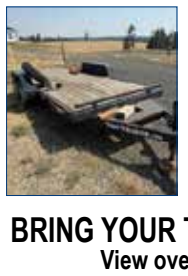
Lincoln Sp-175t Welder, Craftsman Rollaway Toolchests, Milwaukee Metal Cutting Bandsaw, Grizzly Parts Washer, Ridgid Thickness Planer, New In Box 50,000 Btu Big Maxx Mr. Heater, Ryobi Tablesaw, Fein Shop Vac, Spectrum Precison Laser Level.

Hundreds Of Hand & Power Tools!!!

Hammers, Wrenches, Sockets, Clamps, Pliers, Snips, Chisels, Screwdrivers, Squares, Nailers, Routers, Skil Saws, Sanders, Angle Grinders, 110lb Anvil, Vises, Shelving, Workbenches, Parts Cabinets, Nails, Screws, Hardware & More!!!

Snap-On, Proto, Craftsman, Makita, Husky, Porter Cable, Hitachi, Grizzly, Milwaukee & More!!

Roping & Pack Saddles, Horse Tack, Fishing Rods, Reels & Tackle, Coolers, Deer, Elk, Caribou & Moose Antlers, Stihl Chainsaw, Wood Stove, Turkey Fryer.



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The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 2 vehicles on Monday, August 17, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

ABANDONED VEHICLE AUCTION
Friday, August 14, 2026 at 10am, viewing starts at 9am. Mountain Highway Towing & Recovery, 8410 Main Street, Dryden, WA 98821

PREMIER AUCTION CENTER HAS AN ONLINE AUCTION THIS WEEK
There will be no live auction this Friday, August 14. Plan to attend our next Live Auction on Friday, September 11. Check the website for details on the online auction, a complete listing & pictures, PremierAuctionCenter.HiBid.com As always, keep up to date with information on our website, www.PremierAuctionCenter.com

NELSON'S TOWING AUCTION
Wednesday, August 19. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. Listing: 2008 Hyundai Sonata, maroon; 2000 GMC Safari, red; 2004 Ford Econoline, white; 2004 Hyundai Santa Fe, black; 2002 Jeep Liberty, blue; 2016 Dodge Grand Caravan, blue; 2016 Kia Rio, white; 1995 GMC Jimmy, white; 2002 Buick Century, white; 1985 Chevrolet C10, white; 2002 Cadillac STS, white; 2005 Subaru Legacy, silver; 2005 Jeep Liberty, white; 2010 Hyundai Elantra, white; 2011 Jeep Grand Cherokee, gray; 2002 Dodge Caravan; 2008 Nissan Armada, gray

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON
(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, August 20, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2002 Ford Explorer, CKR2477, #1FMZU70E02UC93275; 2005 Lincoln Aviator, CAK3849, #5LMEU68H7-5ZJ10126; 2003 Dodge Grand Caravan, CLP7066, #2D8GP44343R149495; 2010 Chevrolet HHR, CLP6947, #3GNBABD-B8AS555597; 1994 Chrysler LHS, BFH6190, #2C3ED56F3RH286166; 1994 Dodge Ram Van, C56706G, #2B7JB31Z8R-K162502

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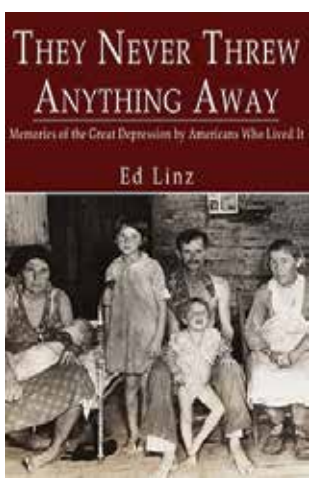

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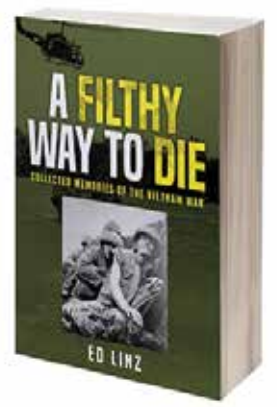

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SPOKANE VALLEY CITY COUNCIL | TUESDAY, AUGUST 11, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with the pledge of allegiance, an invocation and approval of the following amended meeting agenda: The agenda was amended to move the Agenda item #7 "Spokane Complex Fire" report to the beginning of the agenda.

Mayor's Statement

 # 7 - Special Presentation: Spokane Complex Fire Update

Spokane Valley Police Department Chief Dave Ellis and Spokane County Emergency Management Deputy Director Chandra Fax provided an overview of and update on the Spokane Complex Fires and emergency response.

General Public Comments

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

ACTION ITEMS

#1 – Consent Agenda

The Council unanimously approved the consent agenda, which included vouchers for paying city expenses, payroll and minutes from June 9, 2026, Council Meeting Budget Workshop.

#2 – First Reading: Proposed Ordinance 26-008 S. Barker Corridor (Sprague Ave to 8th Ave) Land Acquisition

This project reconstructs Barker Road from 8th Avenue to Sprague Avenue. Planned improvements include widening Barker Road from two to three lanes (center turn lane), bike lanes, stormwater improvements, curb, and sidewalks, and intersection improvements at East 4th Avenue and East 8th Avenue, converting these stop-controlled intersections into single lane roundabouts. Design is nearing completion and staff are actively working on the right-of-way (ROW) acquisition required. The final ROW phase includes partial acquisitions from 35 property owners encompassing 36 parcels. The City has finalized negotiations with the property owners of 33 parcels.

In the event that the City cannot complete ROW negotiations, Title 8 RCW authorizes the City to initiate condemnation proceedings and acquire the property through eminent domain. Eminent domain requires that the City pay property owners just compensation for the property that is condemned. The City and its consultants have identified three parcels owned by two property owners where condemnation may be necessary. RCW 8.12.040 requires that the City take its final action indicating its desire to condemn land through an ordinance. Proposed Ordinance 26-008 is the City's necessary "final action" ordinance.

A motion to advance proposed Ordinance 26-008 to a second reading passed with 4 votes in favor and 3 votes against.

#3 – Bid Award: Sullivan Road and Park Improvements - Phase 1 Project, CIP #377

This project will reconstruct the existing signal entrance into Sullivan Park, build a new northern entrance and a sewer lift station needed for the Ice Sports Facility currently being developed on city property. This phase will also include stormwater improvements along the west side of Sullivan Road. Additional phases will be undertaken in the coming months. Staff outlined the bid solicitation process and stated the engineer's estimate was $1,256,000. The lowest responsive and responsible bidder is Wm. Winkler Company, with a bid of $1,226,873. The bid tabulation was included in the meeting materials.

A motion to award the Sullivan Road and Park Improvements – Phase 1 project to Wm. Winkler Company in the amount of $1,226,873 and authorize the City Manager to finalize and execute the construction contract passed with 5 votes in favor and 2 votes against.

#4 – Engrossed Substitute House Bill (ESHB) 2015 Grant Opportunity

ESHB creates a grant fund that corresponds with various public safety local sales taxes. It creates two paths for funding public safety: a three-year grant program for hiring/training new police officers and/or co-responders and a councilmanic .01% sales tax, which must be used for public safety purposes.

The Washington State Criminal Justice Training Commission (CJTC) is administering the ESHB grant program. Staff reviewed eligibility requirements and allowed uses for grant funding. Spokane County and the Spokane County Sheriff's Office must be the applicant and are applying for a variety of regional projects. The Council's Public Safety Committee evaluated options and identified two projects to include in a county application which benefit the City of Spokane Valley: (1) Alternative Jail Transport Unit and (2) Dedicated Parking Enforcement Officer. Staff described project specifics, including estimated costs. Staff outlined the grant application process, noting that the application deadline is August 15, 2026.

A motion to amend the original motion and vote on the two items separately passed unanimously.

The motions to authorize the City Manager, or designee, to execute and submit all required documents to inform and support the Spokane County Sheriff's Office application for the ESHB 2015 grant through the CJTC for:

1. A jail transport pilot project passed with 4 votes in favor and 3 votes against.
2. A dedicated parking enforcement officer passed with 6 votes in favor and 1 vote against.

NON-ACTION ITEMS

#5 – Update on Signal Cabinet Art Wraps

The City began partnering with Spokane Arts and STCU in 2022 in a grant program to design, order and install vinyl art wraps on various traffic signal cabinets in Spokane Valley. A series of wraps were installed in 2023. On Dec. 16, 2025, the Council provided direction for city staff to collaborate with the project partners on another round of grants for additional signal cabinet art wraps. Staff summarized the Call for Artists and action by the nine-member selection committee. The art wrap designs selected by the committee were shared. Staff noted that there is no initial cost to the City to develop and install the wraps, but the City will maintain the wraps after installation.

#6 – Master Speed Limit Schedule Update

On June 16, 2026, Council approved Resolution 26-007, updating the Master Speed Limit Schedule, primarily related to school zone updates. There has been a shift in the methodology for setting safer speed limits over the past decade that ties back to roadway context and function. City staff conducted a pilot study based on two widely accepted methodologies and a third hybrid approach as we consider a path forward for citywide evaluation.

Staff completed an evaluation of 15 roadway segments adjacent to schools throughout the city to assess the recommended posted speed. Staff described four segments identified through this phase of the pilot study that received recommendations for a lower posted speed through all three methodologies.

- Broadway Ave. from Adams Rd. to Sullivan Rd. (Progress Elementary)
- Pines Rd. from 32nd Ave. to 40th Ave. (University High School, Chester Elementary and Horizon Middle School)
- Park Rd. from Trent Ave. to Euclid Ave. (Orchard Center Elementary)
- Park Rd. from Mission Ave. to Trent Ave. (Seth Woodard Elementary)

Staff recommended changing from 35 mph to 30 mph in these locations. The Council reached a consensus for staff to return with a resolution to amend the Master Speed Limit Schedule with all the proposed changes.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

PROBATE NOTICE TO CREDITORS
ESTATE OF KARON A. AUSTING
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
ESTATE OF KARON A. AUSTING, 26-4-01266-32
PROBATE NOTICE TO CREDITORS. (RCW 11.40.030)
PLEASE TAKE NOTICE

The personal representative named below has been appointed as personal representative of the Estate of Karon A. Austing. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing by first class mail to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. The bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication of this Notice: August 6, 2026
Personal Representative:
Michael D. Whipple
of The Whipple Law Group
Attorney for the Personal Representative:
Michael D. Whipple, WSBA # 42695
Address for Mailing or Service:
The Whipple Law Group, PLLC
422 E. 2nd Avenue
Spokane, WA 99202
Ph: (509) 869-3223
Fax: (509) 847-0165

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 300 S. Fir Ave., Lot #3, Deer Park, WA 99006, will take place on **September 10, 2026, at 10:00 a.m.** at the following address:

Meadowcrest Community LLC.
300 S. Fir Ave. Lot #3,
Deer Park, WA 99006

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.

Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT,
STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of KATHLEEN L. LYONNAIS,
Deceased.
NO. 26-4-01403-32
NOTICE TO CREDITORS
RCW 11.40.030

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: August 13, 2026.
/s/ Jennice M. Gum
JENNICE M. GUM
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
Kathleen L. Lyonnais
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: DOUGLAS G. POCK,
Deceased.
NO. 26-4-01500-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

CONSTANCE F. GIGGEY has been appointed as Administrator of the Estate of DOUGLAS G. POCK, Deceased. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator, or the Administrator's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

DATE OF FIRST PUBLICATION: AUGUST 13, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA
WSBA #5773
Address for mailing or service:
28 W Indiana Ave Ste E
Spokane, WA 99205-4751
(509) 624-1369

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR SPOKANE COUNTY
In Re the Estate of: ROBERT E. NOFSINGER,
Deceased.
Cause No. 26-4-01469-32
NOTICE TO CREDITORS

PLEASE TAKE NOTICE that MARY M. NOFSINGER has been appointed as Personal Representative of the above-entitled estate. Any person or entity having a claim against the decedent must present the claim in the manner as provided in RCW 11.40.070 by serving or mailing to the Personal Representative or the attorney of record at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. before the time the claim would be barred by any otherwise applicable statute of limitations.

The claim must be presented within the later of: thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against the decedent's probate and non-probate assets.

DATE OF FILING: August 3, 2026
DATE OF FIRST PUBLICATION: August 6, 2026
DATED this 3rd day of August 2026.
GOERTZ & LAMBRECHT PLLC
/s/ Amy J. Goertz
Amy J. Goertz, WSBA No. 25173
Attorney for Personal Representative
2829 S. Grand Blvd., Suite 303
Spokane, WA 99203

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: CAROL JOSEPHINE BOYER,
Deceased.
CASE NO. 26-4-01418-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 7/30/2026
Personal Representative:
KLAYTON W. KIDWELL
Attorney for Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 7/27/2026
/s/ MICHAEL J. BRESSON
WSBA #27376
Attorney for Estate

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of: BRUCE H. KING,
Deceased.
CASE NO. 26-4-01487-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 08/13/2026
Personal Representative:
KEVIN B. KING
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 8/6/2026
/s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT OF WASHINGTON,
COUNTY OF SPOKANE
In Re: Petitioner: Andre Ramirez,
Respondent: Alma Urrutia
Case Number: 2630115232
Summons Served by Publication (SMPB)
Summons by Publication
To: Alma Urrutia

I have started a court case by filing a petition. The name of the Petition is: Petition for Parenting Plan**.** The petition also requests parenting plan. You must respond in writing if you want the court to consider your side. **Deadline!** Your Response must be **filed *and* served** within **60 days** of the date of this Summons is published: August 6, 2026. If you do not file and serve your *Response* or a *Notice of Appearance* by the deadline: • No one has to notify you about other hearings in this case, and • The court may approve the requests in the *Petition* without hearing your side (called a default judgement).

Follow these steps: **1. Read** the Petition and any other documents that were filed at court with this *Summons*. Those documents explain what the other party is asking for.

2. Fill out a Response on this form: FL Parentage 332, *Response to Petition for Parenting Plan, Residential Schedule and/or Child Support.*

You can get the Response form and other forms you may need at:
• The Washington State Courts' website: www.courts.wa.gov/forms
• Washington LawHelp: www.washingtonlawhelp.org or
• The Superior Court Clerk's office or county law library (for a fee)

3. Serve (give) a copy of your *Response* to the person who filed this *Summons* at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5.

4. File your original *Response* with the court clerk at this address:
Superior Court Clerk, Spokane County, 1116 W Broadway Ave #3, Spokane WA, 99260.

5. Lawyer not required. It is a good idea to talk to a lawyer, but you may file and serve your *Response* without one.

Person filing this Summons or his/her lawyer fills out below:
/s/ Andre Ramirez 8/3/2026
I agree to accept legal papers for this case at the following address:
508 W. 6th Ave., Apt 207, Spokane WA 99204
This Summons is issued according to Rule 4.1 of the Superior Court Civil Rules of the state of Washington.
Date of Publications: 8/13/2026, 8/20/2026, 8/27/2026, 9/3/2026, 9/10/2026, 9/17/26

NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **Friday, August 21, 2026, at the hour of 10:00 o'clock A.M. at the Spokane County Courthouse, 1116 W. Broadway Ave., South Entrance, Spokane, WA 99216, in the City of Spokane, State of Washington,** sell at public auction to the highest and best bidder, payable at the time of sale, the following described real property, situated in Spokane County, Washington, to-wit:

Parcel No. 46035.9039:
ALL THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY FO KRONQUIST ROAD, AND THE SOUTH 40 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 44 EAST OF THE WILLIAMETTE MERIDIAN.; EXCEPT THE SOUTH 60 FEET THEREOF; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

which real property has been known to have the following address:
12815 East Kronquist Road, Mead, WA 99021.
which is subject to that certain Deed of Trust dated November 15, 2023, and recorded November 15, 2023, under recording number 7319160, records of Spokane County, Washington, between BEATRICE COUNTS, Trustee of the MHN Irrevocable Family Trust, whose address is 1921 1st Street, #104, Cheney, WA 99004, as "Grantor"; ROBERT S. DELANEY, Attorney at Law, whose address is 3132 East 18th Avenue, Spokane, WA 99201 as "Trustee"; and, MADISON TRUST CUSTODIAN FBO LAWRENCE W. JOCHIM, Traditional IRA Account #M22073556, whose address is P.O. Box 451159, Westlake, OH 44145, as "Beneficiary".

II.

No action commenced by the Beneficiaries of the Deed of Trust is now pending to seek satisfaction of the obligation in any court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust.

The Borrower filed a Chapter 13 Bankruptcy on May 14, 2026, Case No.: 26−41424−MJH, which bankruptcy case was dismissed by order of the Cout on June 3, 2026.

III.

The default(s) for which this foreclosure is made is/are as follows:

A. Failure to pay when due the following amounts which are now in arrears:

The said beneficiaries allege you are in default for failure to pay the following past due amounts, which are in arrears:

********IMPORANT NOTICE********
THIS LOAN WAS ACCELERATED BY WRITTEN NOTICE ISSUED ON NOVEMBER 6, 2025, AND ALL SUMS BECAME DUE AND PAYABLE ON DECEMBER 6, 2025. ALL SUMS DUE TO YOUR LENDER MUST BE PAID TO AVOID THE TRUSTEE'S SALE SCHEDULED HEREIN.

The said Beneficiary alleges you are in default for failure to pay the following past due amounts, which are in arrears:

Principal Balance:	$377,057.05
Accrued and Unpaid Interest: $55,108.63 (3/31/2025 thru 12/19/2025)	
Additional Accrued and Unpaid Interest: (12/20/2025 to 08/21/2026)	$49,971.05
Accrued and Unpaid Late Charges (Prior to Maturity): (3/31/2025 thru 12/19/2025)	$4,762.50
TOTAL PRINCIPAL, ACCRUED AND UNPAID INTEREST and LATE CHARGES:	**$486,899.23**

3. OTHER CHARGES, COSTS AND FEES:

In addition to the amounts specified above, you are or may be obligated to pay the following charges incurred by the Beneficiaries:

Costs:	
a. Cost of Trustee's Sale Guarantee:	$1,239.38
b. Service/posting Notice of Default:	$75.00
c. Postage Notice of Default:	$19.20
d. Recording Appointment Successor Trustee:	$302.00
e. Recording Notice of Trustee's Sale (First):	$314.50
f. Service/posting Notice of Trustee's Sale (First):	$75.00
g. Postage Notice of Trustee's Sale (First):	$23.22
h. Publishing Notice of Trustee's Sale (First):	$683.28
i. Recording Notice of Trustee's Sale (Second Est):	$314.50
j. Service/posting Notice of Trustee's Sale (Second Est):	$75.00
k. Postage Notice of Trustee's Sale (Second Est):	$23.22
l. Publishing Notice of Trustee's Sale (Second, Est):	$683.28
m. Forced-Place Insurance (Est):	$1,500.00
Subtotal Costs: $5,327.58	
Attorney Fees:	
a. Notice of Default:	$600.00
b. Buyer Requested Payoff Letters (x 4 at $200.00):	$800.00
c. Appointment Successor Trustee:	$200.00
d. Notice of Trustee's Sale (First):	$600.00
e. Notice of Foreclosure (First):	$600.00
f. Prepare & Post Continuance of Trustee's Sale:	$200.00
g. Notice of Trustee's Sale (Second):	$400.00
h. Notice of Foreclosure (Second):	$400.00
Subtotal Fees:	**$3,800.00**
Escrow Charges and Fees:	
a. Unpaid Charges (NSF Fees):	$135.00
b. Demand Fee:	$75.00
c. Closing Fee:	$150.00
d. Wire Fee:	$40.00
e. Past Due Escrow Fees:	$270.00
f. Impound Balance:	$1,617.68
Subtotal Escrow Fees:	**$2,212.68**
TOTAL CHARGES, COSTS AND FEES:	**$11,240.26**
TOTAL AMOUNT DUE:	**$498,239.49**

IV.

The sum owing on the obligation secured by the Deed of Trust is principal of **$377,057.05**, together with accrued and unpaid interest and late charges as in the note or other instrument provided, from March 31, 2025, and such other costs and fees as are due under the note or other instrument secured, and/or as are provided by statute.

V.

The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. The sale will be made without warranty, express or implied, regarding title, possession, or encumbrances on **August 21, 2026**. The default(s) referred to in paragraph III must be cured by **August 10, 2026**, (11 days before the sale date), to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time on or before **August 10, 2026**, (11 days before the sale date), the default(s) as set forth in paragraph III is/are cured and the Trustee's fees and costs are paid. The sale may be terminated any time after **August 10, 2026**, (11 days before the sale date), and before the sale by the Borrower, Grantor, any Guarantor, or the holder of any recorded junior lien or encumbrance paying the entire principal and interest secured by the Deed of Trust, plus costs, fees, and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults.

VI.

A written notice of default was transmitted by the Beneficiary or Trustee to the Borrower and Grantor at the following addresses:

Name Address
BEATRICE COUNTS, TRUSTEE
1921 1ST STREET #104
CHENEY, WA 99004
BEATRICE COUNTS, GUARANTOR
1921 1ST STREET #104
CHENEY, WA 99004

by both first class and certified mail on **July 22, 2025**, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served on **July 23, 2025**, with said written notice of default or the written notice of default was posted in a conspicuous place on the real property described in paragraph I above, and the Trustee has possession of proof of such service or posting.

VII.

The Trustee whose name and address are set forth below, will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale.

VIII.

The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property.

IX.

Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale.

X.

NOTICE TO OCCUPANTS OR TENANTS

The purchaser at the trustee's sale is entitled to possession of the property on the 20th day following the sale, as against the grantor under the Deed of Trust (the owner) and anyone having an interest junior to the Deed of Trust, including occupants who are not tenants. After the 20th day following the sale, the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060.

DATED: July 15, 2026

THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

/s/ Kyle W. Nolte
Kyle W. Nolte, Trustee
Bristol George, PLLC
601 W. Riverside Ave., Suite 700
Spokane, WA 99201
(509) 327-4700
Date of Publication: 8/14/26

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1036417-RM** Title Order No.: **3901553** Reference Number of Deed of Trust: **Instrument No. 7359657** Parcel Number(s): **45193.0214** Grantor(s) for Recording Purposes under RCW 65.04.015: **LEROY LANG, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Freedom Mortgage Corporation** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Freedom Mortgage Corporation** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **8/21/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 14 IN BLOCK 1 OF BEVERLY HILLS FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5; SITUATE IN THE CITY OF SPOKANE VALLEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **805 S EDGERTON RD, SPOKANE VALLEY, WA 99212** Subject to that certain Deed of Trust dated **7/2/2024,** recorded **7/10/2024,** under **Instrument No. 7359657** records of **SPOKANE** County, **Washington**, from **LEROY LANG, AN UNMARRIED PERSON**, as grantor(s), to **FIRST AMERICAN TITLE INSURANCE COMPANY**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Freedom Mortgage Corporation**, the Beneficiary, under an assignment recorded under Auditors File Number **7464725** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$25,125.74.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$409,692.24**, together with interest as provided in the Note from **9/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/21/2026**. The defaults referred to in Paragraph III must be cured by **8/10/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/10/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/10/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/4/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1036417-RM. Dated: 4/8/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1036417-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0314238 7/23/2026 8/13/2026

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1033977-RM** Title Order No.: **260025629-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 5732890** Parcel Number(s): **45332.2306** Grantor(s) for Recording Purposes under RCW 65.04.015: **MICHAEL G. WILLIAMS AND NATASHA P. WILLIAMS, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2025-RPL4** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Shellpoint Mortgage Servicing** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/11/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 6, BLOCK 1, ALOHA SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 12 OF PLATS, PAGE 57, RECORDS OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **3516 S BOWDISH RD, SPOKANE, WA 99206-5919** Subject to that certain Deed of Trust dated **10/23/2008,** recorded **11/3/2008,** under **Instrument No. 5732890** records of **SPOKANE** County, **Washington**, from **MICHAEL G. WILLIAMS AND NATASHA P. WILLIAMS, HUSBAND AND WIFE**, as grantor(s), to **LAND AMERICA ONE STOP**, as original trustee, to secure an obligation in favor of **CITICORP TRUST BANK FSB**, as original beneficiary, the beneficial interest in which was subsequently assigned to **US Bank Trust Company National Association, not in its individual capacity, but solely as owner trustee for GS MORTGAGE-BACKED SECURITIES TRUST 2025-RPL4**, the Beneficiary, under an assignment recorded under Auditors File Number **7469339** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$13,345.86**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$132,162.92**, together with interest as provided in the Note from **7/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/11/2026**. The defaults referred to in Paragraph III must be cured by **8/31/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/31/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/31/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **4/1/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1033977-RM. Dated: 5/5/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1033977-RM Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314743 8/13/2026 9/3/2026

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1025551-BB** Title Order No.: **CTT25047103** Reference Number of Deed of Trust: **Instrument No. 7193080** Parcel Number(s): **55211.2504** Grantor(s) for Recording Purposes under RCW 65.04.015: **TRAVIS THOMAS JAMES CLEVINGER AND RACHAEL ELIZABETH CLEVINGER, HUSBAND AND WIFE** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Sunflower Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **9/11/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 4, BLOCK 2, LEGACY RIDGE WEST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 39 OF PLATS, PAGES 8 THROUGH 11; SITUATE IN THE CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **256 S LEGACY RIDGE DR, LIBERTY LAKE, WA 99019-6041** Subject to that certain Deed of Trust dated **3/22/2022,** recorded **3/28/2022,** under **Instrument No. 7193080** records of **SPOKANE** County, **Washington**, from **TRAVIS THOMAS JAMES CLEVINGER AND RACHAEL ELIZABETH CLEVINGER, HUSBAND AND WIFE**, as grantor(s), to **FIRST AMERICAN TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7446800** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$124,313.50**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$606,659.23**, together with interest as provided in the Note from **3/1/2024** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **9/11/2026**. The defaults referred to in Paragraph III must be cured by **8/31/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/31/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/31/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **10/30/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1025551-BB. Dated: 5/6/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1025551-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314770 8/13/2026 9/3/2026

SUPERIOR COURT OF WASHINGTON FOR KING COUNTY
In re the Estate of:
ARDIS GALE CREAGER,
Deceased.
NO. 26-4-05176-1 SEA
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed and has qualified as personal representative of this estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
July 30, 2026
Personal Representative:
Sarah J. Carter
c/o Socius Law Group, PLLC,
600 University St., Suite 2510
Seattle, Washington 98101-3139;
Attorney for the Personal Representative:
Robert F. Baker, WSBA #5537
Socius Law Group, PLLC
600 University St., Suite 2510
Seattle, Washington 98101-3139
Address for Mailing or Service:
SOCIUS LAW GROUP, PLLC
600 University St., Suite 2510
Seattle, WA 98101-3139
Attn: Robert F. Baker
Court of probate proceedings and cause number:
King County Superior Court
State of Washington
Cause No. 26-4-05176-1 SEA
Date of Publications: 7/30/26, 8/6/26, 8/13/26

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
JUDITH MAE McDONALD,
Deceased.
CASE NO. 26-4-01485-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 08/13/2026
Co-Personal Representatives:
DAVID GEORGE RAY
ZACHARY ALLEN RAY
Attorney for Co-Personal Representatives: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 8/6/2026
/s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT,
STATE OF WASHINGTON
COUNTY OF SPOKANE
In re the Matter of the Estate of:
PATRICIA NEAL OHASHI,
Decedent.
NO. 26-4-01423-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070, by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
Name of Decedent:
PATRICIA NEAL OHASHI
Date of First Publication:
August 6, 2026
Personal Representative:
STUART DOUGLAS CAMPBELL
Attorney for the Personal Representative: TERRY D. GOBEL, JD
Address for Mailing or Service:
GOBEL LAW OFFICE, PLLC
421 W. Riverside Avenue, Ste 908
Spokane, WA 99201
Court of Probate:
Spokane Co. Superior Court
1116 W Broadway Ave, Rm 300
Spokane, WA 99260
Cause No. 26-4-01423-32
Dated: July 29, 2026.
/s/ Terry D. Gobel (WSBA #22988)
Attorney for Personal Representative

SUMMONS 60 DAYS
SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY
Case No. 26-2-03604-32
TRUDY BRISENDINE,
in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT,
Plaintiff
vs.
SPOKANE VALLEY FARMS COMPANY, a dissolved Washington corporation,
Defendant.
THE STATE OF WASHINGTON TO: SPOKANE VALLEY FARMS COMPANY, and its successors and assigns.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after July 23, 2026 and defend the above-entitled action in the above-entitled court, and answer the complaint of the plaintiff TRUDY BRISENDINE, in her capacity as Personal Representative of the ESTATE OF VIRGIL E. WRIGHT, and serve a copy of your answer upon the undersigned attorneys for plaintiff, Spencer A. W. Stromberg of Fennemore Craig, P.C., at the office address below; and in case of your failure to do so, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court.
This action is to quiet title to real property with a street address of Unassigned Address, Spokane Valley, WA 99016, and that is legally described as follows:
Lots Five (5) and Six (6) in Block Twenty-three (23) of CORBIN'S ADDITION TO GREENACRES, in the County of Spokane and State of Washington, as per map thereof recorded in Book "S" of Plats, page 30, in the office of the County Auditor of Spokane County, Washington.
Parcel numbers:
55184.2302 and 55184.2303.
DATED July 20, 2026.
Attorney for Plaintiff:
Spencer A. W. Stromberg
WSBA# 23014;
Fennemore Craig, P.C.
Address for Mailing or Service:
601 W Riverside Avenue, Suite 710
Spokane, WA 99201
Spokane County Superior Court
Cause No. 26-2-03604-32
Dates of Publication: 7/23/26, 7/30/26, 8/6/26, 8/13/26, 8/20/26, 8/27/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1055768-BF** Title Order No.: **92873102-0** Reference Number of Deed of Trust: **Instrument No. 6137539** Parcel Number(s): **55084.0911** Grantor(s) for Recording Purposes under RCW 65.04.015: **DALE ROGER HINES, A SINGLE PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Wells Fargo Bank, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Wells Fargo Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **12/11/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 11, BLOCK 1, GREENACRES ESTATES 2ND ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 89, RECORDS OF SPOKANE COUNTY; SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **20124 E BALDWIN AVE, LIBERTY LAKE, WA 99016** Subject to that certain Deed of Trust dated **9/28/2012,** recorded **10/12/2012,** under **Instrument No. 6137539** and modified as per Modification Agreement recorded 12/1/2025 as Instrument No. 7455992 records of **SPOKANE** County, **Washington**, from **DALE ROGER HINES, A SINGLE PERSON**, as grantor(s), to **NORTHWEST TRUSTEE SERVICES, LLC**, as original trustee, to secure an obligation in favor of **WELLS FARGO BANK, N.A.**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Wells Fargo Bank, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$12,086.57**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$54,715.96**, together with interest as provided in the Note from **1/1/2026** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **12/11/2026**. The defaults referred to in Paragraph III must be cured by **11/30/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **11/30/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **11/30/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **6/22/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RWC. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1055768-BF. Dated: 7/27/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1055768-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** ID-SPub #0316299 7/30/2026 8/6/2026 8/13/2026

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of
RITA MELLBERG
Deceased.
Case No. 26-4-01446-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
August 13, 2026
PERSONAL REPRESENTATIVE
Magelle Mellberg
ATTORNEY FOR PERSONAL REPRESENTATIVE
Robert M. Morgan, WSBA #41996
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-01446-32

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of
WANDA LOU BLOSL,
Deceased.
Case No. 26-4-01444-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
August 13, 2026
PERSONAL REPRESENTATIVE
Barbara Hopkins
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-01444-32

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR PIERCE COUNTY
In re Estate of
LORRAINE J. TROTTER,
Deceased.
NO. 26-4-01711-8
PROBATE NOTICE TO CREDITORS

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator, or the attorneys of record, at the address stated below, a copy of the claim and filing the original of the claim with the Clerk of the Court. The claim must be presented within the later of: (1) Thirty (30) days after the Administrator served or mailed the Notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) Four (4) months after the date of the first publication of the Notice.
If the claim is not presented within this time frame, the claim is forever barred except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
Date of first publication:
July 30, 2026
Administrator: Madeline Trotter
Address for mailing or service:
C/O Rehmke Andreve, P.S.
1021 Regents Blvd.
Fircrest, WA 98466
Court of probate proceedings:
Pierce County Superior Court
Cause number: 26-4-01711-8
SIGNED at Fircrest, Washington, this 28th day of July, 2026.
Rehmke Andreve, P.S.
/s/ KIAYA M. LETEXIER
WSBA 56316
Attorney for Administrator
(253) 460-3190
Dates of Publication: 7/30/26, 8/6/26, 8/13/26

SUPERIOR COURT OF WASHINGTON FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of
MICHAEL ITEN,
Deceased.
CASE NO. 26-4-01445-32
PROBATE NOTICE TO CREDITORS (RCW 11.40.030)

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
August 13, 2026
PERSONAL REPRESENTATIVE
Rebekah Gonzales
ATTORNEY FOR PERSONAL REPRESENTATIVE
Robert M. Morgan, WSBA #41996
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-01445-32

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
DIANE MAE HALL,
Deceased.
NO. 26-4-01515-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 13, 2026.
/s/ William Ray Klapmeyer, II
WILLIAM RAY KLAPMEYER, II
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
DIANE MAE HALL
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
PAULINE M. SULLIVAN,
Deceased.
NO. 26-4-01417-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
July 30, 2026.
/s/ Amy L. Sullivan
AMY L. SULLIVAN
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JAMES A. HANKS,
Deceased.
NO. 26-4-01516-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 13, 2026.
/s/ Jared B. Hanks
JARED B. HANKS
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
James A. Hanks
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF
SPOKANE
In The Matter of the Estate of
JUDITH A. VANDERBOSCH,
Deceased.
Case No.: 26-4-01449-32
PROBATE NOTICE TO
CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorneys at the address stated below a copy of the claim and filing the original of the claim with the Clerk of this Court. The claim must be presented within the later of (1) thirty days after the Personal Representative served or mailed the Notice to the Creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW Section 11 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 8/6/26
Personal Representative: Leonard J. Vanderbosch, Sr.
Attorney for P.R.: Corey F. Brock
Address for Mailing or Service:
Brock Law Firm, P.S.
111 S. Post St., Ste. 2280
Spokane, WA 99201
Leonard J. Vanderbosch, Sr.
Personal Representative

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
JOE ANTONE GRAYEK,
Deceased.
NO. 26-4-01511-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 13, 2026.
/s/ William Ray Klapmeyer, II
WILLIAM RAY KLAPMEYER, II
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
Attorney for the Estate
JOE ANTONE GRAYEK
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of
CLARA S. BRIMLOW,
Deceased.
NO. 26-4-01271-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 6, 2026
CHRISTIAN B. MIKLETHUN,
Personal Representative
By: STEVEN O. ANDERSON,
Attorney for Estate
Presented By:
STAMPER RUBENS, P.S
/s/ Steven O. Anderson
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of
FLOYD W. HOLMES,
Deceased.
NO. 26-4-01480-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
August 6, 2026.
/s/ Judith M. Holmes
JUDITH M. HOLMES
Presented By:
STAMPER RUBENS, P.S.
/s/ Steven O. Anderson
STEVEN O. ANDERSON,
WSBA #34572
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 15610 W Highway 2 Trlr #C10, Medical Lake, WA 99022-9751, will take place on **September 3, 2026, at 10:30 a.m.** at the following address:

**Fairchild Community LLC
15610 W Highway 2 Trlr #C10,
Medical Lake, WA 99022-9751**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 15610 W Highway 2, Lot A2, Medical Lake, WA 99022, will take place on **September 3, 2026, at 10:00 a.m.** at the following address:

**Fairchild Community LLC
15610 W Highway 2, Lot A2,
Medical Lake, WA 99022**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

LIEN SALE **PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 35312 N Newport Highway Lot #205, Chattaroy, WA 99003, will take place on **September 11, 2026, at 10:00 a.m.** at the following address:

**Rustic Ridge LLC
35312 N Newport Highway Lot #205,
Chattaroy, WA 99003**

The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-26-1048224-BB** Title Order No.: **CTT26068487 OF COMMERCIAL LOAN(S)** Reference Number of Deed of Trust: **Instrument No. 7389417** Parcel Number(s): **36324.3419** Grantor(s) for Recording Purposes under RCW 65.04.015: **PACIFIC BRIDGE GC LLC, A WASHINGTON LIMITED LIABILITY COMPANY** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **F STREET INVESTMENTS, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **F Street Investments, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **8/21/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 20 IN BLOCK 8 OF KENWOOD ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGE 76; ALSO THAT PORTION OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT THERETO THAT WOULD ATTACH BY OPERATION OF LAW; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **907 E BROAD AVE, SPOKANE, WA 99207-3208** Subject to that certain Deed of Trust dated **12/13/2024,** recorded **12/16/2024,** under **Instrument No. 7389417** records of **SPOKANE** County, **Washington**, from **PACIFIC BRIDGE GC LLC, A WASHINGTON LIMITED LIABILITY COMPANY**, as grantor(s), to **WFG NATIONAL TITLE COMPANY OF EASTERN WA**, as original trustee, to secure an obligation in favor of **F STREET INVESTMENTS, LLC**, as original beneficiary. II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$55,463.06**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$170,850.00**, together with interest as provided in the Note from **6/13/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **8/21/2026**. The defaults referred to in Paragraph III must be cured by **8/10/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **8/10/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **8/10/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **3/31/2026**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. XI. **SPECIAL NOTICE TO GUARANTOR CONCERNING LIABILITY FOR POTENTIAL DEFICIENCY JUDGMENT** Pursuant to RCW 61.24.042: (1) The guarantor may be liable for a deficiency judgment to the extent the sale price obtained at the trustee's sale is less than the debt secured by the deed of trust; (2) The guarantor has the same rights to reinstate the debt, cure the default, or repay the debt as is given to the grantor in order to avoid the trustee's sale; (3) The guarantor will have no right to redeem the property after the trustee's sale; (4) Subject to such longer periods as are provided in the Washington deed of trust act, chapter 61.24 RCW, any action brought to enforce a guaranty must be commenced within one year after the trustee's sale, or the last trustee's sale under any deed of trust granted to secure the same debt; and (5) In any action for a deficiency, the guarantor will have the right to establish the fair value of the property as of the date of the trustee's sale, less prior liens and encumbrances, and to limit its liability for a deficiency to the difference between the debt and the greater of such fair value or the sale price paid at the trustee's sale, plus interest and costs. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-26-1048224-BB. Note: This form has been modified to account for the loan type. Dated: 5/11/2026 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-26-1048224-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0314853 7/23/2026 8/13/2026

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Fishing Magician

Dave Loughrie

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

I had an amazing end to my week. I have a new boat now and was very eager to get out and do some fishing on some of the lakes and rivers in Eastern Washington and Northern Idaho. It sure is set up to give me the best advantages to catch fish!

Thursday was a hallmark day for me. I traveled to Hayden, Idaho and took delivery of the Mark's Marine 20 foot Thunder Jet Luxor! I had seen what the graphics looked like, but to see the boat rigged and ready was amazing. They walked me through how the networked Garmin electronics worked. There are three screens, a 12 inch at the helm and two 9 inch units that are mounted in a custom bracket at the transom. It also has the most advanced Gamin Live Scope available. It is mounted on the offshore bracket and operated by remote control! They introduced me to Rick Schmidt who took me to Lake Pend Oreille, where we launched the boat for a check out drive. Rick was extremely thorough, testing everything from operation of the Minn Kota "Instinct" bow mount, electronics, live well, washdown and the switches. He put the 200 horsepower Mercury through its paces and made sure the kicker worked as well. I can't say enough about how much attention to detail the folks at Mark's Marine put into their boats, and I am sure every boat that leaves their dealership receives the same treatment. I am very proud to be associated with them. This week's photo is of the new boat.

Over the years, every time I got a new boat my wife always got to go out on the first trip. We considered several options about where to launch last Saturday. Our first choice was to fish for triploids below Chief Joseph Dam, but we thought it would be too smokey. We thought about a few other places and decided to put the boat in at Roses Lake, near Manson at Lake Chelan. It was still smokey, but not as bad as other areas. She was excited to get the first ride and also wanted to be sure everything was on board when I took it out with others. She made sure there were enough lifejackets, fire extinguisher, horn, first aid kit, etc. She knew the engines on the Thunder Jet Luxor from Mark's Marine in Hayden, Idaho were working, as I was taken out for a test drive when I picked up the boat, and the Minn Kota Instinct bow mount worked perfectly. I launched the Garmin Live Scan pole, as well, and that worked great. She was duly amazed at all the features on this boat and is eager to get out and really do some fishing on it.

This year's Buoy 10 fishery opened Aug. 1, with thousands of anglers expected to travel to the mouth of the Columbia River in pursuit of fall Chinook and Coho salmon. Preseason forecasts anticipate 636,500 adult fall Chinook returning to the mouth of the Columbia River, which is less than last year's actual return of 685,512. The projected adult Coho return to the mouth of the Columbia River is 358,700 fish. The Buoy 10 fishery, which extends from Buoy 10 to a line on the west end

of Puget Island, is open through Sept. 2 with an adult daily limit of two salmon, but no more than one may be a Chinook. According to the news release: Through Aug. 9 and Aug. 25 and through Sept. 2, anglers may keep Chinook (hatchery or wild) and hatchery Coho only. From Aug. 10 through Aug. 24, anglers may keep hatchery Chinook and hatchery Coho only. Between Buoy 10 and the Rocky Point/Tongue Point line, Chinook must be at least 24 inches long and Coho must be at least 16 inches long to keep. The fishing boundary extends from Buoy 10 to a line on the west end of Puget Island. Please read the news release pertaining to the Buoy 10 fishery on the WDFW website for complete information.

According to an article by Andy Walgamott of Northwest Sportsman Magazine, an investigation into the WDFW Commission partially corroborates allegations against certain members of the citizen panel overseeing WDFW and its director. The findings substantiated in part violations of the Public Records Act, Open Public Meetings Act, commission rules of procedure, and mistreatment of agency staff and retaliation against Director Kelly Susewind but did not substantiate improper timekeeping and compensation accusations against one commissioner who claimed to have worked on fish and wildlife business in some fashion nearly every day over a 400 plus-day stretch. "To the extent any formal corrective action with respect to individual commissioners is considered, it should be determined in consultation with legal counsel and with consideration of both applicable statutory authority and the full record, including the systemic conditions and mitigating factors documented herein," the 68 page report concludes. "The report reveals serious issues and even potential crimes committed by WDFW Commissioners. It's nice to see all the evidence the Sportsmen's Alliance brought forward more than a year ago was taken seriously, and that the wrongdoing is now substantiated and on display for the citizens of Washington," said Brian Lynn, the organization's Spokane-based vice president of marketing and communications. "Now it's up to Governor Ferguson to hold these commissioners accountable."

I want to thank all of you that have subscribed to the FishingMagician.com Facebook page. It may not seem like much, but it really helps keep me on the road and afloat to do the reports that I do. You will soon be seeing information about fishing opportunities in north Idaho, in addition to the areas that I have been covering for years. All of this costs. The time and travel, fuel and licenses, etc. I also wanted to let you know that I have recently produced a series of videos that include reviews of some of my favorite products. These will be available only to subscribers to the FishingMagician.com Facebook page. Things that I personally use when I am fishing for the different species available to us in this region. There are some tips and tricks that I share with subscribers as well. If you like what I do and want to learn more about what I use to catch fish and the products that I personally prefer, just click on the Subscriber button on my page. Thanks in advance!

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DO NOT TRESPASS
The state of Washington has strict laws prohibiting trespass on private land. Per RCW 77.15.435, it is unlawful to hunt or retrieve wildlife from the property of another. Owners are not required to post their land

COEUR D'ALENE ANNUAL CARTRIDGE SHOW
Saturday, September 12, 10am-5pm; Sunday, September 13, 8am-1pm. Anything & everything to do with cartridges. Kootenai County Fairgrounds, public invited, donation admission. Information call, 509-928-4477 Spokane

UPCOMING GUN SHOWS, SAVE THE DATES!
Hoots Gun Show, Saturday, August 22, 9am-4pm; Sunday, August 23, 9am-3pm. 125 Hoots Lane, Whitebird, Idaho. Kamiah Gun Show, American Legion Hall 75, 618 Main Street. Saturday, August 29, 9am-4pm; Sunday, August 30, 9am-3pm. Kendrick Gun Show, 301 B. Street. Saturday, September 19, 9am-4pm; Sunday, September 20, 9am-3pm. Buy, sell or trade, fun for the whole family! 8' tables $50 each. Set up hours for all shows, Friday 2pm-6pm or Saturday, 7am-9am. Admission $5 at the door, children 14 & under free with an adult. Contact information, call or text, Cliff & Kara Beck, 509-595-7468 or 208-301-8352 or email cliffsguns@gmail.com

SENDERO RIFLE
Remington 700 Sendero 300SAUM with Weaver Grand Slam 4-16x44 scope, both have original boxes, great condition & shot less than 50 times, $1795. No shipping! Call or text, 208-305-7225 Lewiston

TRADITIONAL ARCHERY SALE
One day only! Saturday, August 15, 8am-4pm. 2874 W. Hargrave Avenue, Post Falls. 34+ recurve & long bows, lots of all types of arrows, everything traditional archery related

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One gun or collections, small or large, along with related items, honest, experienced evaluations & fair prices. 208-781-9034

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OAT HAY IN ROUNDS
Averaging 800lbs, $95 per bale. First cutting of alfalfa in round bales averaging 750lbs, $90 per bale. Two string small bale second cutting alfalfa, call for pricing. Cash only! Call or text, 509-953-3060 Deer Park

YOUNG PYGMY GOATS
Black & white in color, real cute & real tame, $50 each. 509-342-5913 Spokane Valley

HAY, MEADOW FOX TAIL, TIMOTHY, ORCHARD BROME
Small round, 4ft & small squares. Call 208-435-4637 or 208-435-8001 Orofino area

MINI PIGS MAKE GREAT PETS
$100 each or two for $150. Also, have bigger meat pigs for $100 each. Please call 509-980-4446 or 509-980-4026 Kahlotus

NORTHWEST TRAILS
Boarding happy healthy horses. Recommended by many local vets. We love caring for the older retired horses. Catering to those who really care for their horse's well being. Large lighted arena, round pens, large paddocks & pastures with shelters. Quiet, peaceful, friendly atmosphere. 509-276-6345 Deer Park

ATTENTION STOCKMEN!
- Small Animal/ Regular Sale • Wednesday, August 26
- Cream of the Crop Sale • Wednesday, September 2

Lewiston Livestock Market
208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
Doug Kinzer: 208-790-3615
3200 E. MAIN ST. • LEWISTON, ID 83501

ALFALFA SMALL BALES
$275 a ton, nice hay, between Deer Park & Suncrest, pickup Monday through Friday, 7am-2pm. Call Dave Williams 509-998-9592 or 509-276-9773

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Get best pricing for your new barn. Steel Structures America, NW Largest Pole Building Contractors, 1-888-598-8166 www.SteelStructuresAmerica.com

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Any breed, any age, anywhere! Call or text, 208-413-2192 Asotin

HEGE FARM HAS HAY IN STOCK
Alfalfa, Timothy & Orchard Grass, low sugar options, large & small square bales. Call or text for pricing. 509 821-1758 Clayton

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We have saddles starting at $50 stop by & see our great selection. Grooming accessories, shampoos, conditioners, spot treatments, grooming bags & kits, leather care, jewelry, belts, wallets & Wild Rags, purses & more! Be sure to check our Facebook page regularly for the latest specials! All major credit cards accepted. Buy, sell, trade. 13011 N. Freya Street, Mead. 509-466-0106

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NORTHEAST CHAPTER BACK COUNTRY HORSEMEN OF WASHINGTON
Meets the third Tuesday of each month through September at the Clayton Grange, 4478 Railroad Avenue. Potluck at 6pm, meeting starts at 7pm. We are a volunteer driven organization of riders, packers & trail stewards. We are united by one clear & vital mission: keeping trails open for equestrian use on public lands. Join us for our First Friday rides, times & sign-up is on Facebook. Watch our NEBCHW Facebook page & our website for ongoing activities www.NEBCHW.org

SAVE YOUR FAMILY
From becoming your lifetime caretaker. Wear a helmet on horseback

HAY IN BIG SQUARE BALES
No rain, have a few different options available. Excellent quality Timothy hay, 1250lb bales, $230 per ton. Timothy mix grass, 1200lb bales, $220 per ton. Meadow grass mix, 1200lb bales, $190 per ton. Limited amount of Timothy, short big bales, great for the smaller tractors, 800lbs each, $95 per bale. Discounts if you buy 20 tons or more. Call or text 208-691-2689 located near Plummer

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ALL CLASS CATTLE Mon. August 17 • 11am	ALL CLASS CATTLE Mon. September 14 • 11am
FEEDER SPECIAL Mon. August 24 • 11am	FEEDER SPECIAL Mon. September 21 • 11am
ALL CLASS CATTLE Mon. August 31 • 11am *feat. small animals and lamb pool*	ALL CLASS CATTLE Mon. September 28 • 11am *feat. small animals & LAMB*
NO SALE MON. SEPT. 7 HAPPY LABOR DAY!	CARLOAD FEEDER SPECIAL Mon. October 3 • 11am

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THREE ADORABLE AKC PAPILLION MALES
Ready now! Two are 16 weeks old, one is 15 weeks old. Well socialized, healthy & loved. Price of $1000 includes limited registration. For details, call or text 406-885-1159 Moscow

YORKIE TERRIER PUPPY
One male left, tail is docked, dewclaws removed, $500. Call 509-541-7906 Spokane

MISSING ANATOLIAN/ PYRENEES MIX PUPPY
6 months old missing from Fairview fire August 1st. Has orange collar with gold tag, his name Morty. Call or text with any information 509-991-5015

YORKIE PUPPIES
Ready for their forever homes, 10 weeks old, tails & dewclaws done, up to date on shots. 541-449-3798

PUREBRED SILVER LAB PUPPIES
Sweet & loving looking for their forever homes, ready to go on August 14. AKC limited registration & will have their first vaccinations & dewclaws done! Reach out to me for more information about these cuties! 509-282-2233

RED LAB MALE PUPPY
AKC with breeding rights, dewormed, dew claws removed & vaccinated. Born June 4, ready now. Sire & dam both have elbow & hip certificates, as well as DNA tests. $750. Call & leave a message, if I don't pick up I will call back shortly. 509-499-4248 Spokane

FRENCH BULLDOG PUPPIES
Two boys & one girl, first & second shots, dewormed, ready for their loving homes, $1800. Call or text, 509-498-0949 Sprague

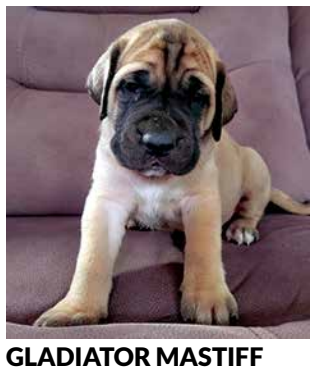
AKC WIREHAIRED POINTING GRIFFON BOY PUPPY
Vaccinated, dewormed, wellness vet check, 13 weeks, white body, brown head, $800. 509-990-9369 Cheney

AKC FRENCH BULLDOG PUPPIES
Beautiful red/ fawns with black mask. One male & two females from Champion imported lines, parents are Embark tested, $3500. Call/ text 509-288-1505 Colfax

BORDIE COLLIE PUPPIES
Three males looking for homes, out of working stock dogs, first shots & dewormed, $350 each. Text 509-818-4677 or call 509-258-8974 Springdale

AKC REG. PUREBRED GREAT DANE PUPPIES
12 weeks old, vaccinated & dewormed, vet checked, socialized & ready for their forever homes, 8 males, 3 females, 2 fawns & rest are black & white, $1000. Call or text, 509-202-3177 Spirit Lake

FRENCH BULLDOG PUPPIES
Two boys & four girls, 3 times dewormed, first shots/ vaccines, ready for their loving forever parents, $1500. Call or text 509-599-4056 Spokane



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Quality crossbred English x Brazilian for health, large stature, adoring temperaments, calm personalities, great with kids, these cuddly puppies form strong attachments, lifetime loyalties & mature into giant lapdogs. Experienced breeders, first shots & dewormed, $500. www.GladiatorMastiffs.com 509-690-2712 or 509-680-1029 South of Colville

3/4 GERMAN SHEPHERD/ 1/4 BORDER COLLIE PUPPIES
One male & two female for rehoming. They have first shots & have been wormed, born June 1, $200. Call or text, 509-818-8678 Metaline Falls

ROTTWEILER PUPPY
About 7 months ago, Super Bowl Sunday, I adopted a puppy with Cherry eye, I've been looking for you & lost your number. I'm interested in another female puppy. I hope you remember. If so, here's my number 509-846-4415 Omak

AKC REG GOLDEN RETRIEVER PUPPIES
Two males left, looking for their forever homes, born May 24. For more information, call or text Kasteen 509-768-1140 Spokane

ONLY THREE COTONPOO'S LEFT!
Our last three home raised babies are ready for their forever families! Smart, affectionate, hypoallergenic, companions. Come with shots, deworming & potty training already started. Raised with love & well socialized, $900. Once they're gone, this litter is gone! Call or text, 509-710-7959 Spokane

ADORABLE HYPOALLERGENIC AKC PARENTS BIEWER TERRIER PUPPIES
Born May 25, mom is 8lbs & dad is 5lbs, vaccinations & deworming up to date, boys, $1300; girls, $1500. Reserve yours now! Call or text, 509-666-9794 Spokane Valley

BRITISH CATS ARE SEEKING NEW HOMES
They are friendly with both adults & children, litter trained, healthy, vaccinated & dewormed, $250. Call or text, 425-772-6434 Soap Lake

GOLDEN RETRIEVER PUPPIES
Four beautiful females available, dark red coloring, $900. Ready September 3. Text for more information, 509-842-4619 Nine Mile Falls

PUREBRED GOLDEN RETRIEVER PUPPIES
Boys & girls available, very sweet & playful personalities, first shots/ deworming, $500 each. Call or text for more information, 509-994-1632 Chattaroy

GREAT PYRENEES PUPPIES
Two months old, 1 boy & 1 girl. For more information & pictures texts only, 509-939-7737 Spokane

PYRENEES/ ANATOLIAN/ MAREMMA PUPPIES
Twelve weeks old, working parents on site, $200 each. Call 509-919-7123 Loon Lake

YORKSHIRE TERRIER MALE PUPPY
Hypoallergenic, playful & excellent companion, vaccinated & dewormed, $800. Texts only, 509-789-0208 Spokane

AKC STANDARD POODLE PUPPIES
Eight weeks, kennel trained, great with kids & good temperaments. Tails docked, dewclaws removed, wormed, & first set of shots. Parents most OFAs, $1300. Call or text 564-999-3073 Yelm

SCOTTISH FOLD KITTENS
Ready now, first shots & deworming, raised with love in our home, males & females available. Folded ears $700, straight ears $500. 509-362-0363

SCOTTISH STRAIGHT KITTENS
Beautiful sweet, loving Kittens, 8 weeks old, ready for their forever homes, $300. Text for more information, 509-947-6568 Kennewick

PUREBRED GREAT PYRENEES PUPPIES
Four males & one female left, $800 for male & $1000 for female. Call or text ShayLynn, 509-995-7756 Springdale

PUREBRED FEMALE GERMAN SHEPHERD
She's very sweet, gets along with children & dogs, not spayed, she's calm, had her groomed & dewormed, asking $599. Meet Priscilla today! Call 509-425-7849 Spokane

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3 FEMALE POMERANIANS
Black female, 5 months; white female, 6 months; white female, 2 years old. All are up to date on vaccines, have been indoors, potty trained & kennel trained. Rehoming fee of $900 each. 509-405-3080

MALE FRENCH BULLDOG
5 months old, up to date on all vaccines, indoors only, potty trained. Rehoming fee of $1500. 509-405-3080

CORGI PUPPIES
Red & black tri females, black tri males, vaccinated, $800. 509-512-7588 Warden

ADORABLE SHIH TZU PUPPIES
Extra small, under 10lbs, non shedding, long haired, super smart & loving. Brown/ tan liver, black/ white & red, perfect for ESA! Photos & videos available upon request, $1800. Call or text Nancy, 509-792-0223 Moscow

SHIH TZU PUPPY
Looking to re-home this great 6 month old pup, due to work schedules & lack of time, we feel he would do best with a family who has more time for him. Great with kids & super playful, up to date with all vaccines. $650 with plenty of toys, bed, food, & recent hair trim! Call 509-833-4726 if interested. Yakima area

MINI DACHSHUND PUPPIES FOR ADOPTION
Looking for their forever homes! These six little cuties will be 8 weeks old & ready to go to their new homes August 22. Meet the crew: Bobo, Emma, Baxter, Ella, Bentley & Cooper. They've each got their own adorable little look & personality & we're excited to find the perfect families for them, $3000. Serious inquiries welcome! Please feel free to share & help these babies find their forever families! Texts only, private message for more information, additional pictures, or to ask about availability. 208-704-9489 Coeur d'Alene

AKC LABRADOR PUPPIES
Looking for forever homes! Healthy, happy, vet checked, vaccinations & dew claws removed. Well puppy check up, microchips & AKC papers included in price, available August 2, $800. Texts only, 509-412-2429 Clayton

MICRO & MINI BERNEDOODLE PUPPIES
Ready to go home now. Message/call 509-430-7204. Burbank Bernedoodles, Burbank

MALE IRISH SETTER, TO GOOD HOME ONLY
One year old, he is a beauty, intact & current on all shots. Call 509-284-6202 Tekoa

MAINE COON/ RAGDOLL MIX KITTENS
Mix of two popular cat breeds, first shots & deworming, $400 each. For more information, call or text 509-994-1632 Spokane

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

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AKC PUREBRED POMERANIAN PUPPIES
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AMERICAN COCKER SPANIEL PUPPIES
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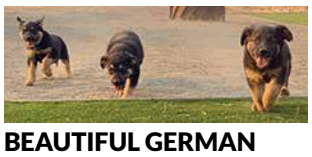

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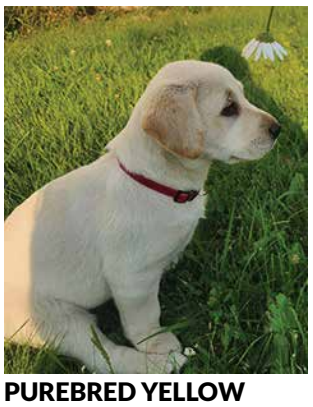

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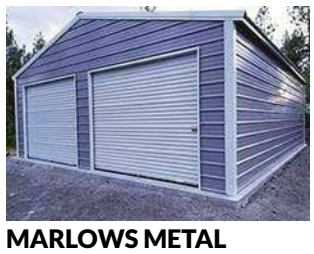

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Senior Center DANCE CALENDAR

for Members & Guests

FRIDAY, AUGUST 14

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Chris Ellenberger**

North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music 5pm-7pm by **Trebletones**
Music 7pm-10pm by **Rusty Vikings**

MONDAY, AUGUST 17

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, AUGUST 18

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **Trebletones**

WEDNESDAY, AUGUST 19

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music 7pm-10pm by **Don Sellers**

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LTZ, double cab, 4x4, Duramax diesel with Royal Service Body, 55,000 miles, black leather, AC/ heat, cruise, $45,000. www.-GreatNorthernEquip.com. Calls only, 509-535-4427 Spokane

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2017 KOMATSU XT460L-3 FELLER BUNCHER

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LTZ, double cab, 4x4, Duramax diesel with Royal Service Body, 55,000 miles, black leather, AC/ heat, cruise, $45,000. www.GreatNorthernEquip.com. Calls only, 509-535-4427 Spokane

NOXIOUS WEEDS

What is a Noxious Weed? They are non-native plants that have been introduced to Spokane County through human actions. Because of their aggressive growth and lack of natural enemies, these species can be destructive, competitive, and difficult to control.

CANADA THISTLE

(CIRSIUM ARVENSE)

Perennial that grows up to 5ft tall. Slender stems branch near the top. Leaves are prickly spine tipped with a wavy surface. Sharp spines on the branches and main stem. Lavender flowers form in clusters at the end of the stem. Bracts under the flowerhead may have a spiny tip. They reproduce by seed, but moslty spreads through its roots. Pulling is not recommended. Repeated tillage (7-28 day intervals) over several years can be effective. Grazing animals are avoided because of the spiny leaves. Spot spraying with weed killer in the bud stage can be effective.

For More Information on how to Control your Noxious Weeds, Contact:

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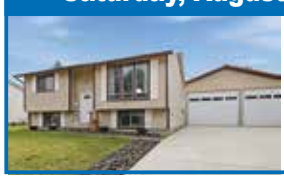
2910 N. East Oval Street, Spokane
Historic Corbin Park Home with Mother-in-Law Suite **$449,900**
Lenae Thornton, Keller Williams Spokane, 509-209-0741

Saturday, August 15, 11am-12:30pm

5710 E Greenbluff Rd, Colbert
Custom 3 bedroom, 2 bathroom on nearly 5 acres **$839,900**
Barb Frye, 509-220-4373
Amplify Real Estate Services

Saturday, August 15, 12:30pm-2:30pm



18104 E. Maxwell Avenue, Greenacres
3 bedroom, 2 bath home on ¼ acre with a shop! **$534,500**
Lenae Thornton, Keller Williams Spokane, 509-209-0741

Saturday, August 15, 1:30pm-3pm

1823 W Northridge Ct, #8, Spokane
Charming 1 bedroom, 1 bathroom condo **$159,900**
Barb Frye, 509-220-4373
Amplify Real Estate Services

Sunday, August 16, 11:30am-1pm

5028 N Walnut St, Spokane
Shadle Rancher 3 bedroom 1.5 bathroom with 25x35' shop **$379,500**
Barb Frye, 509-220-4373
Amplify Real Estate Services

Sunday, August 16, 12pm-3pm

41404 N Perry Rd, Deer Park
3 Bedroom, 4 Bathroom, on Eloika Lake **$1,950,000**
Bill Davis 509-701-1793
Home Lake and Land Real Estate

Sunday, August 16, 12pm-3pm

202 Allen Rd, Elk
4 Bedrooms, 3.5 Bathrooms, Owner Financing available **$995,000**
Terry McKanna
Windermere Valley, 509-991-9237

Sunday, August 16, 1pm-4pm

37404 N. Hussle Road, Deer Park
3 bedroom, 3 bath home on 14 acres **$895,000**
Jane Reilly, 509-951-1143
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ABSOLUTELY AMAZING PROPERTY IN DEER PARK ON 14 ACRES
Open House, Sunday, August 16, 1pm-4pm. 37404 N. Hussle Road, Deer Park. 3 bedroom, 3 bath home with majestic views, elegance, & rustic charm throughout the home. Barn with stalls, hay storage & a bunkhouse, fenced pastures, near riding trails, incredible shop for all your hobbies & projects, this home is a must see! $895,000. Call or text Jane Reilly, 509-951-1143 Real Estate Marketplace, NW Inc.

15 ACRE RANCH PROPERTY IN NEWPORT FOR RENT
3 bedroom, 2 bath home, open floor plan, large windows, sweeping views, private ponds & lush greenery. Separate in-law suite in the garage with living area, kitchenette & bathroom. Large 55x32' barn ideal for livestock, also has a bunkhouse, garden with orchard. Pets okay, $2500 month. Call Frank, 208-313-4768

LOW MAINTENANCE LIVING AT AN AFFORDABLE PRICE!
Open house Saturday, August 15, 1:30pm-3pm, 1823 W Northridge Ct #8, Spokane. Charming 1 bedroom, 1 bathroom townhome just minutes from shopping, dining, parks, & transit! Features an updated kitchen, gas fireplace, private balcony, two patios, covered parking, storage, community pool, & laundry. HOA covers water, sewer, garbage, snow removal, landscaping, & pool maintenance. Perfect for first-time buyers, students, professionals, or downsizers! Offered at $159,900. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

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UPDATED GREENACRES HOME ON 1/4 ACRE WITH A SHOP!
Open House, Saturday, August 15, 12:30-2:30pm. 18104 E. Maxwell Avenue, Greenacres 99016. 3 bedroom, 2 bath, 1824 sq.ft. primary suite downstairs with walk-in tiled shower, heated radiant floors & walk-in closet, family room & laundry area. Upstairs has two additional bedrooms, full bathroom & hall storage. Completely refreshed kitchen with new cabinets & appliances, large living room with newer windows. Other recent updates include new flooring, interior paint, lighting remodeled bathrooms, AC & heat pump, new roof. Large 36x60' shop with power, cement floor & 2 new insulated doors, perfect for RVs, boats, & all your toys. Fully fenced backyard has a firepit, raised garden beds, new deck with steel structure. This home checks all the boxes, $534,500. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741

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Open house Sunday, August 16, 11:30am-1pm. 5028 N Walnut St, offered at $379,500. Updated Shadle rancher featuring 3 bedrooms, 1.5 baths, remodeled kitchen, fireplace, finished basement, central A/C, & newer roof. Enjoy a fenced backyard, private patio, a shop, & extra parking. Great central location close to shopping, dining, parks, schools, & medical services! Will consider allowing the buyer to rent the home prior to closing subject to seller approval & agree upon terms. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

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ALMIRA HOME FOR SALE BY OWNER
600 sq.ft. 1 bedroom, 1 bath home sitting on 0.41 acre lot. Quiet, conservative, wheat town. Fishing lakes within 25 miles, $145,000. Call or text 509-641-0510 Almira

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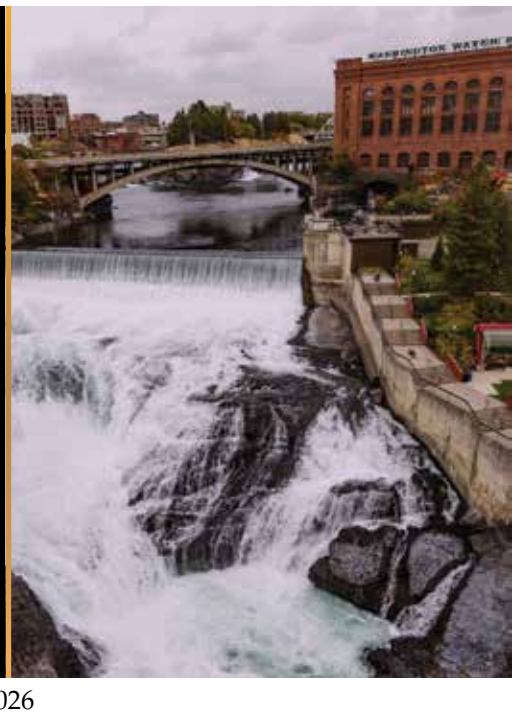

Guess Who?

I am an actor born in Massachusetts on August 12, 1975. I attended Columbia University and majored in physics. But I went into acting like my older brother, playing many supporting roles. I went on to win an Academy Award for a starring role.

Answer: Casey Affleck

REAL ESTATE
Trends & Advice

by Brandon Palmer
Designated Broker

Real Estate Marketplace NW, Inc.
"From Spokane to the Canadian Border"

MYTHS AND OLD WIVES' TALES

There are many ideas floating around in the real estate world that we hear all the time, or maybe have even repeated ourselves, that may not be true. Here are a few:

You should wait until spring to buy or sell.

Historically, the market is more active in the spring, but buying or selling in the summer, fall, or winter can also work in your favor. There may be less competition, and the buyers who are out there may be more serious. Don't try to time the market; instead, focus on what is best for you.

You always need 20% down to buy a home.

Putting 20% down eliminates the need for private mortgage insurance, but it is not a requirement when purchasing a home. There are many loan types and programs that allow you to purchase a home with little to zero down. VA, USDA, and FHA loans, along with down payment assistance programs, are some of these options.

You don't need a home inspection with new construction.

I have heard many times that a home inspection is not needed on a new home because it is new! Even new homes can have issues or things that are missed or overlooked during the construction process. A good home inspector can help identify these items so they can be resolved before you close on the home.

You should price your home higher to leave room for negotiation.

It might seem like a good idea to start your listing price high to leave some wiggle room for negotiation. Overpricing can scare off serious buyers or result in fewer showings and a longer time on the market. A well priced home from the beginning attracts more interest and creates a sense of urgency that may result in a bidding war.

Renovations always increase your home's value.

It is always a good idea to keep up with home maintenance and have your home in good repair as you get ready to sell, but you often don't recover the full cost of major renovations. A study conducted in 2025 by the National Association of Realtors® shows that almost all types of renovations did not recover the amount spent on them.

You'll save money with a fixer-upper.

Buying a fixer-upper can be a great opportunity, but be aware that most renovation projects go over budget and take longer than expected. More often than not, you will also discover additional things that need to be repaired. Your great deal can disappear quickly as these unexpected costs arise.

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Lilac City Vendor Fair

Outdoors at Northtown Mall

Fridays, Saturdays, Sundays through August 29, 11:00am - 4:00pm

Lilac City Vendor Fair is an outdoor vendor market hosted by Little Local Artist at The Northtown Mall. Every Fri/Sat/Sun 11am-4pm from May-August, free admission. Aiming to shine a spotlight on many of our amazing local artists and businesses in the area, we will be highlighting our Community Engagement theme with lots of free and low-cost activities, workshops, live artists, food and beverage vendors, and giant lawn & board games. We have 40+ local vendors who will be ROTATING DAILY, so make sure to keep checking back, because you probably won't see the same market twice!

ONE OF A KIND CHARMING COUNTRY CRAFTSMAN ON ACREAGE
Nestled on 14.87 acres with a private & peaceful setting! 3351 W. Lone Pine Road, Tekoa, 4471 sq.-ft. home remodeled & updated to studs in mid 1990's & updated again in 2017. Light filled kitchen with granite counters, custom cabinets, bathrooms beautifully updated with modern finishes, beautiful woodwork, formal dining room, gleaming refinished hardwood floors, oversized bedrooms, two laundry areas, own private elevator, multiple heat sources & AC, home & outbuildings generator prepped plus 3 RV hookups with power & water installed, livestock setup fully fenced around 37x54' barn for outside runs; inside stalls, tack room & tons of hay storage, additional 39x56' barn, 27x35' shop & 30x44' equipment building. All barns & shop repainted in 2025 plus new roofs in 2013, water provided to all pastures & driveways graveled. Easy access to Hwy 27, quick trips to Spokane Valley, trail riding, hiking! $899,900. Listed by Bambi Burrus 509-993-5897, Kelly Right RE

GREENACRES 1 BEDROOM, 1 BATH
Living quarters, one year lease, no pets. 750 month plus one third utilities. Call 208-699-3885

STUNNING SEQUOIA GREENSTONE IN SPOKANE VALLEY
Home offers the perfect blend of comfort & functionality the main floor features an open concept layout ideal for both entertaining & everyday living, anchored by a spacious kitchen, the kitchen flows effortlessly into a bright room & formal dining room, quiet den/ home office, & convenient mudroom, upstairs, is a primary suite serves as a private retreat with soaking tub & generous walk-in closet, three additional bedrooms & well sized laundry room complete the upper level. Step outside to enjoy the covered patio & fully fenced backyard, beautifully enhanced by a tiered retaining wall perfect for relaxing or entertaining. A 3 car garage adds ample storage & everyday convenience. 1816 S. Ridgetop Drive, Spokane Valley, $715,000. Bambi Burrus 509-993-5897 Kelly Right Real Estate

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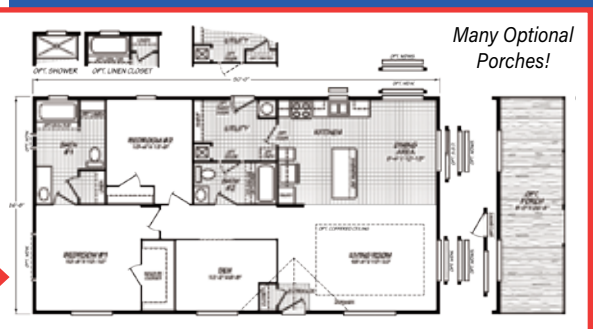

EVERGREEN
$106,488
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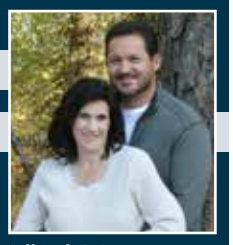

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STUNNING 4.85 ACRE VALLEYFORD PROPERTY
Country home & barndominium/ shop! 10916 E. Rinear Road, Valleyford. 4 bedroom, 3-1/2 bath, 3,886 sq.ft. home in a premier location, main floor features open concept living/ dining areas filled with natural light, chef inspired kitchen, upstairs offers two bedrooms, the primary is a true retreat, spa style bath & private deck. Enjoy year round comfort with radiant floor heating, central AC, ample parking & storage in 3 car garage. Barndominium/ Shop includes 1/2 bathroom & 14' tall doors, workshop or business use, unfinished apartment space above 1,152 sq.ft. is plumbed & wired for 3/4 bathroom, kitchen, & washer, dryer, recently updated water line & pump, new power pole/ box/ EV plug & professional landscaping, $895,500. Bambi Burrus, 509-993-5897 Kelly Right RE

MAIN FLOOR LIVING ON THE SHORES OF DIAMOND LAKE
Plus 50' of private lakefront & your own dock in a no wake bay! 3 bedroom, 2 bath home, perfect as year round residence or a vacation retreat. Spacious kitchen with island & a second canning kitchen! Spa like primary bath with clawfoot tub & two shower head shower, much more! Outside there is a 48x30' shop with 220 power, storage loft & plenty of room. Start enjoying lakeside living, $975,000. Len Duncan, Arcadia Realty, 509-768-3562

MARLETTE HOMES, GOLDEN WEST HOMES, CLAYTON HOMES,
Cavco Homes, Fleetwood Homes & Palm Harbor Homes with online pricing including delivery & set up. The Home Boys, 3335 Travel Plaza Way, Pasco, WA 99301, 509-416-2840 or The Home Boys, 15906 E Sprague, Spokane Valley, WA, 99037, 509-481-9830, or online: www.-TheHomeBoys.com Open 7 days a week 9am-5pm

MOBILE HOME FOR RENT OR PURCHASE
Located in a park in Airway Heights behind the Zip's. 3 bedroom, 1 bath, fireplace, electric heat, doesn't leak, $1500 month or will sell for $28,000. Call Bob, 509-481-7338 Spokane

PANORAMIC VIEWS! COUNTRY LIVING ON NEARLY 5 ACRES
Open house Saturday, August 15, 11am-12:30pm, 5710 E Greenbluff Rd, Colbert. This custom built 3 bedroom, 2 bathroom two-story home showcases quality craftsmanship & thoughtfully designed living spaces. The chef's kitchen features quartzite countertops, smart appliances, a grill-top range, & abundant natural light. Cozy up by the fireplace or spread out between two family rooms. The spacious primary suite offers a walk-in closet & private ensuite bath. Outside, relax on the charming country-style front porch, tend to the raised garden beds, & enjoy the fenced backyard, pasture, & RV parking. A heated attached tandem garage includes a third door for added convenience. Plus two additional shops. Offered at $839,900. Call Barb Frye, 509-220-4373, Amplify Real Estate Services

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MINI FARM OR MINI RANCH EAST OF SOAP LAKE
Enjoy peaceful living in this 3 bedroom, 2 bath home on 40 country acres, open floor plan, 9' ceilings, large shop with living quarters, outbuildings, amazing views, covered deck, much more, $769,000. Kevin Burgess, Managing Broker, Windermere K-2 Realty, www.KevinBurgess.withwre.com 509-750-8097

CONVENIENTLY LOCATED HOME IN MOSES LAKE
4 bedroom, 3 bath, vinyl fenced yard, 3 car garage, close to boat launch & two premier golf courses, open kitchen, huge primary suite, upstairs laundry, easy access to I-90 for great commute, $435,000. Kevin Burgess, Managing Broker, Windermere K-2 Realty, www.Kevin-Burgess.withwre.com 509-750-8097

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30 ACRES LOWER MT. SPOKANE
Beautiful Mt. Spokane forest land with a perfect clearing area for building, $575,000. Call Jerry 509-217-2870 Mead

11 ACRES WITH BEAUTIFUL VIEWS & STUNNING SOUTHERLY EXPOSURE
Excellent privacy, West Davis Road, Deer Park, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $179,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

DEER PARK 10 ACRES WITH 360 DEGREE VIEWS
XX Hattery Owens Rd. A blank slate & numerous build sites. Two wells already in place: one producing 9-1/2 gpm at 70'. Completed perk test & power at the property line. Fully fenced with corner markers & gated access. Offered at $195,000. Call Bill O'dea 509-714-3814, Windermere North/Deer Park

20 ACRES LOCATED CLOSE TO DIAMOND LAKE WITH BIG TIMBER
Water features & big game! Mountain views, varied terrain. Several seasonal ponds, private but accessible, convenient for hunting, RVing, etc. Unimproved but options for power & fiber are available. Starting at $124,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

21 ACRES LOCATED NEAR USK WITH FULL IMPROVED HOME SITE
Year round creek, new well, septic system & 400amp power, RV pad & high speed fiber optic internet installed, $219,900. For information contact Northwest Lands, www.-NWLands.com or call 509-671-1691

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PERFECT BLEND OF OPEN SPACE & NATURAL BEAUTY
15 acres in Chattaroy off Genesis Ln. Large level building area ideal for your custom home, shop, barn, or additional outbuildings. The land transitions into a beautiful forested setting. Offered at $295,000. Call Bill O'Dea, 509-714-3814, Windermere North/Deer Park

UNDEVELOPED 2.77 ACRE PARCEL, LINCOLN WASHINGTON
Five minutes from the boat launch, water & power at property line. For sale by owner, $150,000. Call 509-679-3400

LOOKING FOR GREAT ACREAGE TO CALL YOUR OWN?
10 acres on Orchard Road & Gene Lane, $189,000. Owner finacing $30,000 down 5% interest, 5 year balloon payment amortized on 30 year payments approximately, $853 monthly. Call Savant Realty, 509-714-8144 or email savantrealty4you@gmail.com

STUNNING 157.08 ACRE ESTATE OFFERING SWEEPING VIEWS
In Rockford, views of Mica Peak, serene privacy, abundant wildlife & exceptional amenities, the property features 118 productive farmed acres providing an agricultural tax exemption, mature trees & Rock Creek running along the property's edge, two expansive shops measuring 30x42' & 30x60' include power, concrete floors & oversized sliding doors, offering ideal space for large equipment, storage, or workshop use, with power & a private well already in place, this is a rare opportunity to build your dream home, hobby farm, or rural retreat with plenty of room to roam. This remarkable property is being offered for the first time ever. Estate sale, sold as is, $773,000. Listed by Bambi Burrus 509-993-5897, Kelly Right RE

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Red with black interior, 65,000 miles, 350 Chevy motor, Promax heads, chrome intake manifold, posi rear end, 342 ratio. I have owned the car for 10 years & have all the paperwork, $20,000. Call 509-290-7531 Spokane Valley

2014 CORVETTE STINGRAY
Yellow & black, very, very comfortable, only 14,000 miles, asking $60,000. 208-620-0041 Coeur d'Alene

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Only 122,078 miles, automatic, power windows, 35mpg, $10,888. Globe Motors, 3711 E. Sprague, Spokane. www.GlobeMotorsUSA.com Call/ text: 509-712-3057

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IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON
(RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, August 20, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2002 Ford Explorer, CKR2477, #1FMZU70E02UC93275; 2005 Lincoln Aviator, CAK3849, #5LMEU68H7-5ZJ10126; 2003 Dodge Grand Caravan, CLP7066, #2D8GP44343R149495; 2010 Chevrolet HHR, CLP6947, #3GNBABD-B8AS555597; 1994 Chrysler LHS, BFH6190, #2C3ED56F3RH286166; 1994 Dodge Ram Van, C56706G, #2B7JB31Z8R-K162502

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2003 HONDA ELEMENT 4x4, Run Good $3,800
2011 FORD ESCAPE 4x4, Runs Excellent $4,200
1994 GMC 3/4 TON 4x4 with Canopy, Runs Really Good! $4,800
2013 CHEVY TRAVERSE All Wheel Drive, 3rd Row, New Tires $5,500
2008 LINCOLN TOWN CAR Excellent Shape $6,200
2012 FORD F150 XLT, Crew Cab $9,200
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Only 83,058 miles, looks & drives like new, $7888. Globe Motors, 3711 E. Sprague, Spokane. www.-GlobeMotorsUSA.com Call/ text: 509-712-3057

IN ACCORDANCE WITH
The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 2 vehicles on Monday, August 17, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

1979 CHRYSLER 300 LIMITED EDITION
Rare & hard to find, white with red interior, 2 door, T-top, 360 cu. engine, 3 speed automatic transmission, power brakes, power steering, runs well, no body rust. Restoration project, current market price $25,000 for restored. Asking $5000. Call 425-239-0944 Moses Lake

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Heavy duty Weston fuel flex 4x4, 6' long bed, with newer engine, still under warranty, fully loaded. Call for details, 509-760-7967 Wenatchee

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2012 CADILLAC SRX *Stock #12645*(AWD, Runs & Drives, Minor Damage)		WAS $7,995	$1,988
2007 GMC ENVOY *Stock #12248* (AWD, Like New, Leather)	Blowout!	WAS $4,995	$2,988
2007 MITSUBISHI OUTLANDER *Stock #12179* (AWD, Leather)		WAS $4,995	$3,988
2008 CHEVY MALIBU *Stock #12768A* (LTZ, New Tires)		WAS $4,995	$3,988
2008 VOLKSWAGEN BETTLE *Stock #12351A* (Automatic, Loaded)		WAS $4,995	$3,988
1999 CHEVY 1500 *Stock #12734* (4x4, Standard Cab)		WAS $4,995	$3,988
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2011 DODGE DURANGO *Stock #12873* (AWD, 3rd Row, Loaded)		WAS $8,995	$7,988
2013 TOYOTA PRIUS *Stock #11345* (Oh, what a feelin')		WAS $9,995	$7,988

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2.0L, turbo, great CarFax, great first car, automatic, 105,252 miles, $9888. Globe Motors, 3711 E. Sprague, Spokane. www.-GlobeMotorsUSA.com Call/ text: 509-712-3057

1991 CHEVY S10 PICKUP LONG BOX STANDARD CAB
V6, automatic, decent tires & wheels, runs & drives good, $1395 or best offer. 509-489-5286 Spokane

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Excellent condition, see pictures on Facebook Marketplace. Call 509-470-3244 Wenatchee

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4.5hp motor, tank & hoses, with oars, good shape, $600. Call Wayne, 509-750-1409 Warden

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2022 TAN 38' KEYSTONE SPRINGDALE RV
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